NHA FYB2009 Annual Plan
Approved by the Board of Commissioners
January 15, 2009

Version 2 includes additional 50075.1 and 52484 forms that needed to be included for all open grants submitted to HUD on 3/12/2009

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PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: Newark Housing Authority PHA Code: NJ002

PHA Type: ☐ Small ☐ High Performing ☐ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 04/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 8098 Number of HCV units: 5389

3.0 Submission Type

☐ 5-Year and Annual Plan ☒ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 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 for the next five years: NA

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Both the Admissions and Continued Occupancy Plan (Attachment A) and the HCVP Administrative Plan (Attachment B) have been comprehensively revised since the last Annual Plan submission. These two documents are readily available to the public and contain changes to bring the NHA into compliance with current regulations and were required under by our Memorandum of Understanding (MOU) with HUD and our Corrective Action Plan (CAP) related to the HCVP. The ACOP and Admin Plan now contain sections that address PHA Plan Elements, 1.,3.,4.,5.,7.,9.10,12., and 13. Additionally a copy of the last financial audit (Attachment C) is also readily available to the public and it along with our most recently passed budget (Attachment D) to address PHA Plan Elements 2. and 11. Copies of which are attached to the plan.

The ACOP underwent a major revision and update in order to be compliant with regulations and the NHA's MOA. The ACOP went through an extensive public process and was approved by the NHA Board of Commissioners on April 24, 2008. The following chart summarizes further changes to that ACOP. The entire text of the proposed ACOP is found in the Appendix A.

ACOP Chapter	Subject Area	Old 2005 ACOP	Proposed changes
Chapter 4: Eligibility	Screening for Eligibility/Suitability ACOP page 29	Not included SS numbers required for all HH members age 6 and over	Included regulatory requirements for screening for eligibility/suitability Included requirement for photo ID for all adult household members Added credit/tenancy history as a factor in determining suitability for adult applicants Added prohibition of live-in aide family members Included a requirement for Social Security Numbers for all household members
	Denying Admission ACOP page 30	General policy included	Clarified criteria for denying admission, including previous behavior, i.e.: • Has a pattern of unsuitable past performance in meeting financial obligations, including rent within the past three years • Intentionally misrepresented or did not provide information related to eligibility, preference for admission, housing history, allowances, family composition or rent • Has engaged in or threatened violent or abusive behavior toward NHA personnel. • Has a record of disturbance of neighbors, destruction of property, or living or housekeeping habits at prior residences which may adversely affect the health, safety or welfare of other residents
Chapter 5: Applications, Waiting List & Resident Selection	Waiting List ACOP page 35-36	• SBWLs established only for Elderly and Mixed Population Buildings • Family WL for one and two BR units will remain open for elderly/disabled households with minor children who require up to a 2 BR unit WL remain open for Elderly and Mixed Pop buildings	Added policy on: • NHA option to establish SBWL at Family Development • May include phase in process for family developments • Prohibition for listing on SBWL and First Available Option • Revised SBWL to include the WL as identified in the Designated Housing Plan • Applicants on the SBWL with the same date and time as an applicant selecting the First Available Unit will be given preference for a unit offer • Added regulatory requirement and narrative on the establishment of Site-Based Waiting Lists • Added policy that an applicant may change their listing on SBWL at any time; however, the applicant will not retain their date and time of application • Applicants will be removed from all WLs once housed • Removed requirement for Family WL to remain open for elderly/disabled households with minor children who require up to a 2 BR unit. • Removed requirement to leave the WL open for Elderly and Mixed Pop buildings, although NHA may continue to leave these WLs open.
	Opening and Closing the WL ACOP page 37	WL will remain open when there are enough applicants to fill projected vacancies for one year	WL will remain open until there are enough applicants to fill projected vacancies for the upcoming year.

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6.0		Updating the WL ACOP page 38	NHA will mail a WL update package and three weeks later will send a second notice, via certified mail, to applicants who have not responded to the update NHA will publish, in at least 2 newspapers, the names of applicants who failed to respond to the update	NHA will only send one update package Applicants will have 10 business days to respond Applicants who do not respond will be removed from the WL without further notice NHA may reinstate a family who failed to respond to the update if there is good cause If a family is removed from the Waiting List for failure to respond and they later contact NHA regarding their continued interest in the Public Housing Program, they will be reinstated to the Waiting List if they contact NHA within one calendar years from the date of withdrawal The Chief Operating Officer, or designee, may reinstate the family if it is determined that the lack of response was due to NHA error, or to circumstances beyond the family's control. If a family does not respond to an update because of the family member's disability, NHA, upon verification of the family's request, will reinstate the applicant family to their former position on the Waiting List as a Reasonable Accommodation. Removed the requirement to publish the names of the applicants who have been removed
		Local Preferences ACOP Page 39	Not included	Established a new preference for DYFS referrals - Eligible families referred to NHA by the Division of Youth and Family Services (DYFS): The Newark Housing Authority wishes to establish a local preference for eligible families referred to NHA by DYFS. NHA wishes to assist DYFS program referrals where lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families. NHA will admit up to 20 eligible DYFS referrals on an annual basis.
		Method of Selection ACOP page 39	Not included	NHA may offer occupancy at designated buildings to near elderly families if there are too few elderly applicants to fill vacant units in buildings designated as elderly only.
		Designated Housing ACOP page 40	Designated as Elderly and Mixed	New designation plan includes elderly or non-elderly designated buildings. If a family reaches the top of the 1st Available Apartment Waiting List and there is no housing other than the appropriate designation available, but there is housing of the other designation available (i.e., a disabled family reaches the top of the waiting list and only elderly designated housing is available) the family may be offered the next available Housing Choice Voucher as an alternative. The family may accept the voucher or may remain on the public housing waiting list until a unit of the appropriate designation becomes available.
		Order of Selection ACOP Page 42	No separate handling for finite versus indefinite opening of waiting lists	NHA selects applicants from the Wait using preference and date and time of application. When the waiting list is open for only a finite period of time, all applications are deemed to be received on the same date and time. Thereafter a lottery is conducted and the order of selection is determined by preference and assigned lottery number. When the waiting list is continuously open, NHA will determine the applicant's rank on the waiting list based on date and time of application and preference point value. Following the period that the Waiting List is open, NHA may add the new applicants to the Waiting List. New applicants will be assigned a position on the Waiting list, according to the date and time of application and their preference point value and then be added to the existing Waiting List based on their Waiting List control number.

	Chapter 6: Occupancy Standards & Apartment Offers	Changes to Occupancy Standards ACOP page 45-46 Unit Offers ACOP pages 48-50	Not included Not included Not included	Existing NHA households who are participants in the DYFS program will not have their apartments downsized when children are separated from the home if they are in compliance with DYFS program requirements. Where these households are in compliance with DYFS program requirements, NHA will not force these families to move to a smaller apartment as a result of the separation. NHA will allow these families to retain their current apartment size so that reunification can occur. Where NHA households participate in the DYFS program and are not in compliance with DYFS program requirements, NHA will downsize the apartment when children are separated from the family. If an applicant is scheduled to view an available apartment and does not show up for the appointment or call to reschedule, NHA will withdraw the applicant from all Waiting Lists, unless the applicant can show good cause for missing the appointment. (Deleted sentence) Applicants will only receive one apartment offer. If the applicant refuses an apartment offer without Good Cause, the applicant will be withdrawn from all Waiting Lists. If a family agrees to be housed in an apartment that is outside of NHA's occupancy standards, NHA will require that the family sign a Lease Addendum whereby the family agrees to move upon thirty days notice from NHA if the inappropriately sized apartment is needed by a family requiring that apartment size. In such circumstances, NHA will provide an appropriately sized apartment for the family who is required to move
6.0	Chapter 14: Transfers	Hierarchy of Transfers ACOP page 97-98		**Tier One Transfers:** The following transfers, in the order stated below, take precedence over all new admissions. These transfers are based on availability of the appropriate location, size and features of the available units: 1. Emergency Transfers 2. Demolition, Disposition, Revitalization, or Rehabilitation Transfers 3. Transfers to make an accessible apartment available to a disabled family 4. Reasonable Accommodation Transfers 5. Designated Housing Voluntary Transfers 6. Transfers for families living in high rise buildings with minor children **Tier Two Transfers:** 1. Over/under housed transfers to make an appropriately sized unit available for another family 2. Over/under housed by more than 2 bedrooms 3. Over/under housed by 2 or less than 2 bedrooms 4. Incentive transfers

The NHA HCVP Administrative Plan underwent a major revision last year to bring it into compliance with current regulations and best practices. The NHA is proposing to make a few changes to that recently approved HCVP Administrative Plan. The entire admin plan, with proposed changes marked, is found in Attachment B. A short summary of the changes is below:

Criminal Background check expanded to include screening for an extensive criminal background in addition to just the past three years. (page 8)

In the eligibility and verification stage - If the applicant fails to show for a scheduled interview, the applicant must contact the NHA to reschedule the interview within seven days. If the applicant misses two or more scheduled interviews, the NHA will remove the applicant from the waiting list. (page 13)

	Occupancy and voucher bedroom size standards are clarified by adding this language: Minor children over the age of 5 are not required to share a bedroom with a household member of the opposite sex. (page 16) HCV searching extension is now granted for multiple HQS failures. (page 20) HCV extension request may now be requested up to the day the voucher expires, previously there was a five day notice required. (page20) The NHA may terminate HCVP assistance if, in accordance with HUD requirements, the funding under the consolidated ACC is insufficient to support continued assistance for families in the Program. The NHA will terminate the families based upon the amount of subsidy required. Families with the highest income levels and the least need for HCVP subsidy will be terminated from the Program before families with lower income levels. Project-Based Vouchers will not be included in this process. (page 20) Portability - A family will be permitted to exercise the portability option only once in a twelve-month period. (page 21) HQS Inspections – Section is clarified to state that an adult household member over 18 (instead of a "families") is encouraged to be present during the inspection and when two consecutively scheduled inspections occur and neither the landlord or tenant is present it could result in termination from the Program. (page 23) After the unit has passed the initial inspection, the NHA may limit the number of complaint inspections that may be conducted during a twelve-month period after three inspections. (page 24) 30 day notice to vacate to the NHA from the HCVP participant increased to 60 day notice (page 28) HCVP participants are allowed to have an ownership interest in the unit if they are enrolled in the NHA Homeownership program (page 29) Interim Re-certification new provision - In general the NHA will not permit the addition of an adult member to the household unless by spousal relation, for the addition of a live-in-aide, or due to an emergency situation in which the only adult member is unable to fulfill the responsibilities of the Head of Household. (page 31) Contract Rent Increases – NHA added two new situations when it will reconsider the reasonableness of rent - To comply with the City of Newark rent control statute and state law governing tenancy; and to expand housing opportunities to include tax credit and other affordable housing developments (page 31) The Rent Abatement and Contract Terminations for HQS section was moved.(pages 32-35)
6.0	Specific Repayment Agreement language added (page 33) If a participant owes money to NHA, NHA may require the participant to enter into a repayment agreement or may require repayment on demand. If the participant does not comply with the repayment agreement, NHA may terminate the participant from the program, pursue civil collection, make referrals to the OIG and credit agencies. However, NHA will consider extenuating circumstances on a case-by-case basis. Under a Repayment Agreement, the NHA will require a fifteen percent (15%) upfront payment as a good faith gesture when signing the Agreement. The following payment schedule will then be in effect: • Less than $2,500: must be paid in full within 60 days • $2,500 - $4,999: must be paid in twelve (12) equal installments • $5,000 - $10,000: must be paid in twenty-four (24) equal installments Any amount owed that is in excess of $2,500 due to fraud will be reported to the HUD Office of Inspector General (OIG). Where appropriate, NHA will refer the case for criminal prosecution. Failure to comply with the terms of the Repayment Agreement, including missed or late payments or if the NHA discovers additional unreported income, will result in termination of assistance. If NHA determines that the family committed fraud or was grossly irresponsible, NHA may require the family to repay the entire amount in full and/or have its assistance terminated, since fraud or gross irresponsibility are considered a violation of a family obligation. (See Appendix 2: Fraud Prevention and Resolution Policy)

In no case does NHA have a responsibility to enter into a repayment agreement. If the family's assistance is terminated and repayment has not been made, the money will still be considered to be owed. When a family refuses to repay monies owed to NHA, NHA will utilize other available collection alternatives including, but not limited to, the following: Collection agencies
Small claims court, Civil law suit, State income tax set-off program.

Denial or termination of assistance to applicant/participant families – new provision added for failure to attend two or more consecutively scheduled appointments. (page 38)

New Section on Written Informal Review related to waiting list updates –
Written informal reviews will be conducted for an applicant who is notified of withdrawal from the waiting list due to failure to provide complete information or failure to provide information within a specified timeframe during a waiting list update.

These applicants will be required to fully state their objection to their withdrawal in writing instead of attending an in-person review, so that the NHA is able to more quickly process the requests. Exceptions to this policy may be granted at the Program Director's discretion for applicants who are elderly or disabled as per HUD regulations under 24 CFR 982.554(b)2. If the applicant is not satisfied with the outcome of the written informal review they may request a face to face informal review. (page 40)

Fraud Policy added – Appendix Two (pages 62-63)

Project-Based Assistance Program, Appendix 5 (pages 76-84) New language added to reflect the recent changes in the law – HERA and to add a new PBA waiting list preference:
A preference for disabled families who require services offered at a particular PBA project. This preference is site-specific, meaning it will only be for admission to a site offering the needed services. The preference includes but is not limited to a priority for families requiring HIV/AIDS case management and related supportive services for a site providing those services. The preference and supportive services will be indicated in the owner's tenant selection policy and will be incorporated into NHA's Administrative Plan to the extent required.

6.0

PHA Plan Elements. (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

Both the attached HCV Administrative Plan (Admin Plan) and the Admissions and Continued Occupancy (ACOP) have been revised since the last submittal; the changes are summarized above and included in the appendices.

2. Financial Resources.
The most recent Board approved budget is Attachment D.

3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Public Housing Rents are outlined in detail in the ACOP (pages 63-68). But in general rents are either income based or flat rent. There are also polices regarding minimum rents and hardship exemptions, pro-rated rents for mixed-families.

Housing Choice Voucher participants' computation of Total Tenant Payment and Determination of Rent is outlined in detail on page 14 and 15 of the Administrative Plan.

4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of

6.0	pest infestation, including cockroaches), and management of the PHA and programs of the PHA. This information can be found throughout the revised Admin Plan and ACOP. 5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. This information can be found in the revised Admin Plan (pages 39-42) and ACOP (pages 130-133). 6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected See attached designated housing plan application (Attachment E) which will be submitted to HUD for approval following the public process January 7, 2009. Upon approval, this Plan will replace NHA's existing Designation Plan which was approved for renewal by HUD in 2008. Currently 9 buildings with a total of 865 units at 5 different developments are designated as elderly only with the remaining units designated as mixed population units. The proposed plan would increase the number of units designated for elderly only to 1954 and the number designated for non-elderly disabled would be increased to 876. The designations have been spread through all wards of the city that have elderly/disabled properties, thus ensuring that applicants have multiple options for selecting the area of the city in which they wish to live. NHA believes that the balance of elderly and non-elderly disabled designations represents the immediate and future housing needs in Newark. With the separate designations, it is anticipated that NHA may see an increase in demand by each group; both seeking housing that meets their needs. NHA intends to monitor the waiting list and each building closely and, if needed, will request a change in the designation if data appears to indicate that a different mix of designated buildings is appropriate. 7. Community Service and Self-Sufficiency. A description of: (**1)** Any programs relating to services and amenities provided or offered to assisted families; (**2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing). (1) & (2) The NHA operates a self-sufficiency program for both public housing and voucher participants. It currently receives no funding for these activities. Some of the services provided include: NHA Workplace Literacy Program, The Workforce Learning Link, Personal Counseling, Career Counseling, Educational Counseling, Educational Seminars/Workshops, Referral Services, Networking, Job Preparation Assistance, Assistance with educational institution and financial aid applications, Assistance with defaulted student loans situations, Assistance with credit repair, In addition, the PHFSS Program staff is committed to locating any and all services rendered necessary to fulfill a participant's goal of self-sufficiency. The NHA Board approved a new Section 3 Plan to increase the opportunities to our residents with our contractors. A copy of this plan is Attachment F.

(3) Chapter 15 of the ACOP (pages 105-109) addresses the Community Service requirement and NHA's and resident's obligations under 24 CFR 960 Subpart F.

Page 54-55 of the ACOP describes the treatment of income for the Earned Income Disallowance (EID).

8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

(i) One of the NHA's goals is to invest in innovative crime prevention and quality of life strategies. One key part of determining the success of our efforts is a measuring system. Currently the NHA is working to increase the capability for local and county law enforcement to collect and store data of crimes occurring on the NHA sites. The NHA and the Newark Police Department (NPD) are working together to gather and report on activity on NHA property. The NPD Incidents and Arrest Reports now have a section to indicate if it occurred on NHA property. We are working to get all of NHA addresses recorded in the NPD's system.

(ii) The NHA has installed over 800 state of the art surveillance cameras throughout our properties. These cameras are monitored 24 hours a day, 7 days a week at a Security Operation Command Center. This system has already resulted in increased cooperation and planning with the NPD. The system has directly resulted in several arrests and convictions. The NHA has also provided 24 hour on-site security personnel at 23 senior buildings and a few family buildings. These guards are Security Officer Registration Act (SORA) trained and N.J. Licensed. In addition, the NHA is implementing and will continue to implement in the upcoming year, new access systems with more secure doors at the elderly / disabled buildings. With the combination of the guards and access systems, it will be extremely difficult for unauthorized persons to trespass and conduct illegal or unwanted activity on and in these developments. The NHA has established a telephone "tip-line" encouraging anyone to report anonymously crime and quality of life issues. The NHA has also established a Tenant Affairs Unit which is in direct contact with tenant representatives at all NHA locations. This unit receives information which can then be relayed to the NPD when appropriate.

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(iii)The NHA is in daily contact with municipal, county, state and federal law enforcement. These contacts are with regards to crimes, wanted persons and arrests made at all NHA sites. The Captains of the four NPD bureaus are contacted daily. Information is obtained and forwarded to specialized units within municipal and county law enforcement. Assistance is given to local law enforcement in the execution of search warrants. A constant flow of information regarding crime prevention and activities occurs. The NHA has coordinated with multiple law enforcement agencies for special operations or "stings" at several properties.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

The draft annual plan will be available to the public on the NHA's website, www.newarkha.org, and at our main offices, 500 Broad Street, Newark, NJ 07102, and our 28 management offices, as of November 20, 2008.

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

HOPE VI – The NHA has completed all work and spent all funds related to the Stella Wright HOPE VI grants, project number 2-1, we are waiting for HUD to close out the grant.

	The Archbishop Thomas J. Walsh Homes HOPE VI grant, project number 2-11, will continue to be spent down according to an approved revitalization plan. The last item to be constructed under that plan is a community center, with a scheduled completion date of April 2010. The NHA does not plan to apply for a HOPE VI in the Plan Year. Mixed Finance Modernization/Development- The NHA will engage in mixed-finance development activities for public housing in the plan year at the following sites: Baxter Terrace NJ2-05, Felix Fuld. NJ2-208, and New Horizons NJ2-27A&B. **Demo/Dispo**- Demo applications for New Horizons NJ-227A, NJ-227B, Baxter Terrace NJ2-05 and Felix Fuld NJ2-208 have been approved; the NHA will continue to evaluate the capital needs and continued probability of operating all of our public housing developments. Demolition is completed at New Horizons and the dispo application has been submitted and is pending approval. Dispo applications for Baxter and Felix will be submitted when demo is complete and development partners finalized. Dispo application for the already demolished Walsh Homes South NJ 2-71 has already been submitted and is pending approval. We are faced with deficits at many of our other family properties and have to consider the possibility that we may need to redevelop other projects as well, if funding becomes available. We plan on submitting disposition applications for Seth Boyden Eldery NJ2-21E and Gigi Foushee NJ2-19E. We have conducted analysis on these buildings and determined that we can not address the current modernization needs from our current capital grant. However, by using Low Income Tax Credits and then attaching other means of affordability like Section 8 vouchers we can maintain the current residents, while improving and saving the buildings. The NHA intends to submit a demo application for the vacant former community building associated with the former Kretchmer Homes development that was redeveloped. There are no residents or tenants associated with this building. The application to HUD is anticipated to be made in early 2009. The NHA is proposing the partial demolition and disposition of NJ2-07. The NHA intends to submit an application for 135 units consisting of buildings, 2, 3, 4, 8 and 9 in early 2009. The NHA performed a PNA and estimated that the cost of rehabilitating these units to the current code and ADA standard would be $42,762,747. The NHA is proposing the demolition to allow for a more efficient and manageable site. Building 2 is currently vacant. The NHA will submit an application to redevelop the demolished portion and create viable open space design to improve the environment for the remaining residents.
7.0	**Conversion of Public Housing** – The NHA is evaluating converting some of our senior/disabled buildings under the voluntary / mandatory conversion requirements. The required analysis shows that voucher assistance may be more cost effective than these developments continuing to operate as public housing. By using conversion, it will allow the NHA to modernize these assets and take out debt on the building to pay for the modernization. If we do not convert these buildings, the NHA does not have the capital funds available to address the modernization needs of these buildings. Affordability will remain by using Project-Based Vouchers in these buildings. The properties being considered are James C. White, Seth Boyden Elderly, Gigi Foushee. The NHA is evaluating the pros or cons of conversion versus disposition and use of LITC or other financing mechanisms. The value of tax credits and the NHA's ability to raise capital will determine which approach is taken (conversion vs dispo). **Project based Vouchers –** The NHA Board approved a change to the Admin Plan allowing for PBA use of its mobile vouchers. Several rounds of RFP's have been conducted resulting in the award of commitments to several developers resulting in approximately 65 new units being built or made affordable in the City of Newark. The NHA will continue issue RFP's to solicit interest in converting more vouchers to project-based assistance. Our goal is to increase the number of vouchers utilizing project-based assistance until we reach the 20% threshold, the immediate goal is to issue a RFP once a quarter. Project-basing is consistent with the Plan because it encourages new development of affordable housing, and prevents the loss of affordable housing in other cases as well.
8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit **t**he *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attachment G

8.2

Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Attachment H

8.3

Capital Fund Financing Program (CFFP).

☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

The NHA is evaluating entering into a CFFP. At this time the NHA has not entered into an agreement and the market conditions make the CFFP less favorable. If the market conditions change, the NHA may reevaluate our options and propose to use a portion of its capital fund to repay debt incurred to finance capital improvements.

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Consistent with the consolidated Plan, there is a demonstrated need for affordable housing. In Newark, poverty levels are high (24.2%) and the median household income is low ($40,958) compared to the housing costs (2br FMR is $1,103 a month). This leads to a great need for affordable housing. The need for good quality affordable housing is also high, according to recent inspection results from our HCV inspection process; many properties in the community do not pass an initial HQS inspection. The demand for accessible housing is unknown, however, according to the American Community Survey approximately 16% (38,342) persons have disabilities in Newark, but it is not known how many of these persons would require affordable units or accessible units. There are minor differences in the waiting lists totals due to reports being run on different days.

Specific Demand for Affordable housing:
The Section 8 Waiting list was purged this year with over 17,000 names and currently has 4,317 households on the list. All of the households on that list are low income. There are 330 elderly families and 778 households listed with a disability. The Section 8 waiting list has been closed since April 19, 2002. When the waiting list nears exhaustion, it will be reopened which may occur in this plan year.

There are a total of 3508 households on different public housing waiting lists. The Family waiting list is closed (date needed) while the Disabled, Elderly and Near Elderly lists are open. When the family waiting list nears exhaustion, it will be reopened which may occur in this plan year.

Income Range	PH Disabled	PH Elderly	PH Near Elderly	PH Family	Section 8
Extremely Low Income	1529	299	213	1226	4166
Very Low income	22	18	17	158	120
Low Income	1	2	3	20	31
Total	1552	319	233	1404	4317

Bedroom Size	PH Disabled	PH Elderly	PH Near Elderly	PH Family	Section 8
0	1297	240	205	-	-
1	192	54	18	118	-
2	63	25	10	1027	-
3	-	-	-	212	-
4	-	-	-	42	-
5	-	-	-	5	-
Total	1552	319	233	1404	4317

Race	PH Disabled	PH Elderly	PH Near Elderly	PH Family	Section 8	Total
Black	1025	196	182	1072	3237	5712
White	356	147	51	248	287	1089

None listed	106	28	12	61	754	961
Total	1498	374	247	1403	4306	7828

Ethnicity	PH Disabled	PH Elderly	PH Near Elderly	PH Family	Section 8	Total
Hispanic	340	144	49	273	798	1604
Non-Hispanic	1084	210	190	1073	3508	6065
None listed	74	20	8	57	0	159
Total	1498	374	247	1403	4306	7828

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

9.1 The NHA will continue to increase its voucher utilization by issuing more vouchers funded through its Restricted HAP reserve. The NHA will apply for additional vouchers related to demo/dispo activity and any other vouchers it may be eligible for. The NHA will continue to renovate and lease up vacant units as demonstrated in its Capital Improvement Plan. These efforts will increase the number of available affordable units to persons on the waiting list. The NHA is also pursuing development/acquisition of additional affordable housing by leveraging tax credits and other means to address the overall shortage of affordable housing in Newark.

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The NHA is making progress in our mission and goals. The goals that were outlined in the NHA's five year plan are not applicable as the agency was found to be troubled and its priorities and goals have been shifted. The number one goal is to be confirmed as a standard performer. The NHA has made good progress in the issues identified in the Memorandum of Agreement ("MOA") entered into with HUD on April 28, 2006. In our last PHAS review the NHA passed all items, except the physical review. The NHA is also making good progress on restoring its Section 8 Voucher Program to good standing under its Corrective Action Plan.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The NHA considers any significant change to the HCV Administrative Plan or the ACOP that would change the rent, admissions policies, or pet policies, as a significant amendment or substantial deviation/modification. Further any change with regard to additional demolition or disposition, designation, or conversion activities not contemplated in this plan would be constituted as a significant amendment.

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

The NHA is operating under one MOA effective April 28, 2006, that dealt with overall agency operations. The NHA is awaiting a confirmatory review to close out this MOA. The NHA is negotiating a new MOA based on the latest physical inspection of our properties. The NHA is operating under a Corrective Action Plan effective April 28, 2006, for its Housing Choice Voucher Program.

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
(g) Challenged Elements
(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the___ 5-Year and/or_X_ Annual PHA Plan for the PHA fiscal year beginning April 1, 2009 *, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Newark Housing Authority	NJ-002
PHA Name	PHA Number/HA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

x
_____ Annual PHA Plan for Fiscal Years 20 09 - 20 10

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Modia Butler	Chairman, NHA Board of Commissioners
Signature	Date
	1/15/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Newark Housing Authority / NJ 002

Program/Activity Receiving Federal Grant Funding

CFP

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

NHA, 500 Broad St, Newark, Essex, NJ 07102, various public developments in Newark, listed on 50075.1

Check here [X] if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Keith Kinard	Executive Director
Signature X	Date 1/15/2009

Certification of Payments to Influence Federal Transactions

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

Applicant Name
Newark Housing Authority / NJ002

Program/Activity Receiving Federal Grant Funding
CFP

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

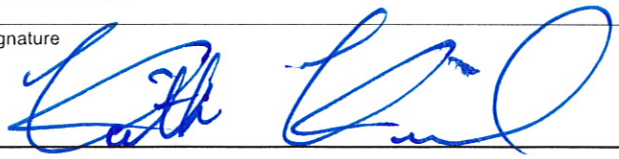
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Keith Kinard	Executive Director

Signature



Date (mm/dd/yyyy)
01/15/2009

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:
[b] a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:
[a] a. bid/offer/application
b. initial award
c. post-award

3. Report Type:
[a] a. initial filing
b. material change
For Material Change Only:
year _____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity:
☒ Prime ☐ Subawardee
Tier _____, *if known*:

Newark Housing Authority
500 Broad Street
Newark, NJ 07102

Congressional District, *if known*: NJ 10th

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:

Congressional District, *if known*:

6. Federal Department/Agency:

Department of Housing and Urban Development

7. Federal Program Name/Description:

CFP Grant

CFDA Number, *if applicable*: _____

8. Federal Action Number, *if known*:

9. Award Amount, *if known*:

$

10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):

NA

b. Individuals Performing Services (*including address if different from No. 10a*) (*last name, first name, MI*):

NA

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

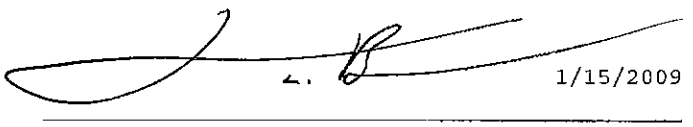
Signature:
Print Name: Keith Kinard
Title: Executive Director
Telephone No.: 9732736600 Date: 1/15/09

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Cory Booker the Mayor certify that the Five Year and Annual PHA Plan of the Newark Housing Authority is consistent with the Consolidated Plan of the City of Newark prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
And Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I. Summary

PHA Name	Grant Type and Number	Replacement Housing Factor Grant Number:	FFY of Grant	FFY of Grant Approval
Newark Housing Authority	NJ39P002501-09		2009	2009

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number _____ [ ] Performance and Evaluation Rept for Program Year Ending ___
[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised [1]	Total Actual Cost [2] Obligated	Total Actual Cost [2] Expended
01	Total Non-CGP Funds	0			
02	1406 - Operations (may not exceed 20% of line 21) see note 3	1,784,893			
03	1408 - Management Improvements	3,704,565			
04	1410 - Administration (may not exceed 10% of line 21)	1,852,282			
05	1411 - Audit	0			
06	1415 - Liquidated Damages	0			
07	1430 - Fees and Costs	1,808,912			
08	1440 - Site Acquisition	0			
09	1450 - Site Improvement	1,551,000			
10	1460 - Dwelling Structures	6,560,313			
11	1465.1 - Dwelling Equipment - Non-Expendable	350,000			
12	1470 - Non-Dwelling Structures	157,501			
13	1475 - Non-Dwelling Equipment	0			
14	1485 - Demolition	0			
15	1492 - Moving to Work Demonstration	0			
16	1495.1 - Relocation Cost	430,000			
17	1499 - Development Activities (see note 4)	0			
18a	1501 - Collateralization of Debt Service	0			
18b	9000 - Collateralization of Debt Service paid via system of Direct Payment	0			
19	1502 - Contingency (may not exceed 8% of line 21)	0			
20	Amount of Annual Grant (Sum of lines 2-19)	**18,199,466**			
21	Amount of line 20 related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security Soft Costs	3,700,000			
24	Amount of line 20 Related to Security - Hard Costs	800,000			
25	Amount of line 20 Related to Energy Conservation Measures				

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.
3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations
4 RHF funds shall be included here

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
And Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I. Summary

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[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number _____ [ ] Performance and Evaluation Rept for Program Year Ending ___
[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised [1]	Total Actual Cost [2] Obligated	Total Actual Cost [2] Expended

Signature of Executive Director
X Keith Kinard

Date
1/16/09

1/15/2009

Signature of Public Housing Director
X

Date

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.
3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations
4 RHF funds shall be included here

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
And Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name: Newark Housing Authority	Grant Type and Number: NJ39P002501-09	FFY of Grant Approval: 2009

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement/Revision Number 1 ☐ Performance and Evaluation Rept for Program Year Ending ___
☐ Final Performance and Evaluation Report

Devt. No.	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost Original	Total Estimated Cost Revised [1]	Total Actual Cost [2] Obligated	Total Actual Cost [2] Expended	Status of Work
COCC	**AMP# 4000 Central Office Cost Center (COCC)**						**Status**
	Operations - Operations	1406	1,784,893				
	Administration - Administration	1410	1,852,282				
	Fees and Costs - MOD Needs - Fees & Costs	1430	6,000				
	Site Improvement - Site BLI Adjust	1450	59				
	Totals for Central Office Cost Center (COCC):		**3,643,234**				
NJ2-01	**AMP# 2001 Seth Boyden (Family Low-rise Dev't)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	165,247				
	Site Improvement - Parking Lots, Paving, Curbs	1450	1,958				
	Dwelling Structures - Exterior Painting	1460	3,259				
	Dwelling Structures - Interior Painting	1460	44,176				
	Relocation Cost - Supportive Services (Relocation)	1495	180,000				
	Totals for Seth Boyden (Family Low-rise Dev't):		**394,639**				
NJ2-02	**AMP# 2002 Pennington Court**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	94,674				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	6,703				
	Site Improvement - Storage, Utility Buildings	1450	415				
	Site Improvement - Walks, Steps, Rails	1450	2,092				
	Site Improvement - Fences, Walls, Gates	1450	3,773				
	Site Improvement - Parking Lots, Paving, Curbs	1450	1,308				
	Dwelling Structures - Fire Escapes	1460	7,572				
	Dwelling Structures - Exterior Painting	1460	3,606				
	Dwelling Structures - Exterior Lighting	1460	4,306				
	Dwelling Structures - Doors, Windows, Screens	1460	37,394				
	Dwelling Structures - Roofs, Flashing, Vents	1460	4,716				
	Dwelling Structures - Walks, Steps, Rails	1460	2,150				
	Dwelling Structures - Walls, Foundations	1460	6,914				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	390,800				
	Dwelling Structures - Gutters, Downspouts	1460	549				
	Dwelling Structures - Heating & Air Conditioning	1460	22,050				
	Dwelling Structures - Fire Safety/Detection/Prevention	1460	99,538				
	Dwelling Structures - Interior Painting	1460	14,710				
	Dwelling Structures - Interior Lighting	1460	15,520				

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
And Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name: Newark Housing Authority | **Grant Type and Number** NJ39P002501-09 | **FFY of Grant Approval** 2009

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement/Revision Number 1 ☐ Performance and Evaluation Rept for Program Year Ending ___
☐ Final Performance and Evaluation Report

Devt. No.	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost Original	Revised [1]	Total Actual Cost [2] Obligated	Expended	Status of Work
	Non-Dwelling Structures - Interior Lighting	1470	528				
	Non-Dwelling Structures - Heating & Air Conditioning	1470	7,950				
	Non-Dwelling Structures - PCB's	1470	1,250				
	Non-Dwelling Structures - Other Commercial (explain)	1470	11,425				
	Non-Dwelling Structures - Stairs, Halls	1470	2,310				
	Non-Dwelling Structures - Doors, Windows, Screens	1470	1,920				
	Totals for Pennington Court:		**744,173**				
NJ2-05	**AMP# 2005 Baxter Terrace (Family Low-rise Dev't)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	171,774				
	Totals for Baxter Terrace (Family Low-rise Dev't):		**171,774**				
NJ2-06	**AMP# 2006 Stephen Crane Village (Family Low-rise Dev't)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	83,592				
	Site Improvement - Walks, Steps, Rails	1450	23,217				
	Site Improvement - Parking Lots, Paving, Curbs	1450	12,872				
	Site Improvement - Lawns, Plantings	1450	6,392				
	Dwelling Structures - Roofs, Flashing, Vents	1460	38,668				
	Dwelling Structures - Fire Safety/Detection/Prevention	1460	7,628				
	Dwelling Structures - Doors, Windows, Screens	1460	5,806				
	Dwelling Structures - Flooring	1460	32,395				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	59,288				
	Dwelling Structures - Security System	1460	12,500				
	Dwelling Structures - Walls, Foundations	1460	31,129				
	Dwelling Structures - Heating & Air Conditioning	1460	34,650				
	Totals for Stephen Crane Village (Family Low-rise Dev't):		**348,135**				
NJ2-07	**AMP# 2007 J.W. Hyatt Court**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	109,526				
	Site Improvement - Lawns, Plantings	1450	2,395				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	8,852				
	Site Improvement - Parking Lots, Paving, Curbs	1450	5,149				
	Site Improvement - Project Signs	1450	2,476				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	10,912				
	Dwelling Structures - Walks, Steps, Rails	1460	3,831				
	Dwelling Structures - Stairs, Halls	1460	1,100				

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	Dwelling Structures - Other Interior (explain)	1460	7,592				
	Dwelling Structures - Interior Painting	1460	67,058				
	Dwelling Structures - Fire Safety/Detection/Prevention	1460	6,671				
	Dwelling Structures - Exterior Painting	1460	1,874				
	Dwelling Structures - Exterior Lighting	1460	7,540				
	Dwelling Structures - Doors, Windows, Screens	1460	6,675				
	Dwelling Structures - Underground Utilities	1460	2,800				
	Non-Dwelling Structures - Other Commercial (explain)	1470	17,796				
	Non-Dwelling Structures - Recreation Rooms	1470	17,841				
	Non-Dwelling Structures - Community Spaces	1470	19,570				
		Totals for J.W. Hyatt Court:	**299,659**				
NJ2-08	**AMP# 2008 Felix Fuld**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	159,380				
	Relocation Cost - Supportive Services (Relocation)	1495	180,000				
		Totals for Felix Fuld:	**339,380**				
NJ2-09	**AMP# 2009 Millard Terrell Homes**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	62,413				
	Dwelling Equipment - Non-Expendable - Electric Fixtures & Syste	1465	350,000				
		Totals for Millard Terrell Homes:	**412,413**				
NJ2-14	**AMP# 2014 Bradley Court (Family Low-rise Dev't)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	105,122				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	41,544				
	Site Improvement - Fences, Walls, Gates	1450	15,865				
	Site Improvement - Storage, Utility Buildings	1450	25,538				
	Site Improvement - Walks, Steps, Rails	1450	29,578				
	Dwelling Structures - Doors, Windows, Screens	1460	35,869				
	Dwelling Structures - Gutters, Downspouts	1460	19,779				
	Dwelling Structures - PCB's	1460	9,240				
	Dwelling Structures - Exterior Painting	1460	3,695				
	Dwelling Structures - Fire Safety/Detection/Prevention	1460	130,571				
	Dwelling Structures - Interior Painting	1460	156,311				
	Dwelling Structures - Walls, Foundations	1460	37,339				
	Dwelling Structures - Interior Lighting	1460	15,107				

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	Dwelling Structures - Walks, Steps, Rails	1460	8,286				
	Dwelling Structures - Roofs, Flashing, Vents	1460	12,081				
	Dwelling Structures - Exterior Lighting	1460	4,496				
	Dwelling Structures - Other Interior (explain)	1460	5,397				
	Non-Dwelling Structures - Other Commercial (explain)	1470	3,564				
	Totals for Bradley Court (Family Low-rise Dev't):		**659,383**				
NJ2-16	**AMP# 2016 Stephen Crane Elderly (16)**						Status
	Management Improvements - MOD Needs - Fees & Costs	1408	300,366				
	Totals for Stephen Crane Elderly (16):		**300,366**				
NJ2-17	**AMP# 2017 Kretchmer Elderly (17)**						Status
	Management Improvements - Protective Services	1408	298,849				
	Totals for Kretchmer Elderly (17):		**298,849**				
NJ2-19E	**AMP# 2019 GiGi Foushee (19E)**						Status
	Management Improvements - Protective Services	1408	371,665				
	Totals for GiGi Foushee (19E):		**371,665**				
NJ2-20A	**AMP# 2014 Bradley Court (Townhomes)**						Status
	Fees and Costs - MOD Needs - Fees & Costs	1430	2,000				
	Dwelling Structures - Interior Lighting	1460	37,728				
	Totals for Bradley Court (Townhomes):		**39,728**				
NJ2-20B	**AMP# 3002 Bradley Court II (Townhomes)**						Status
	Site Improvement - Walks, Steps, Rails	1450	927				
	Dwelling Structures - Doors, Windows, Screens	1460	1,954				
	Dwelling Structures - Stairs, Halls	1460	941				
	Dwelling Structures - Porches, Balconies	1460	2,131				
	Dwelling Structures - Other Interior (explain)	1460	734				
	Dwelling Structures - Interior Lighting	1460	2,000				
	Dwelling Structures - Major Kitchen Appliances	1460	3,000				
	Totals for Bradley Court II (Townhomes):		**11,687**				
NJ2-21A	**AMP# 2017 Kretchmer Elderly (21A)**						Status
	Management Improvements - Protective Services	1408	665,963				
	Totals for Kretchmer Elderly (21A):		**665,963**				
NJ2-21E	**AMP# 2017 Seth Boyden Elderly (21E)**						Status

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	Management Improvements - Protective Services	1408	433,862				
	Fees and Costs - MOD Needs - Fees & Costs	1430	149,181				
	Site Improvement - Fences, Walls, Gates	1450	105,124				
	Site Improvement - Parking Lots, Paving, Curbs	1450	36,771				
	Dwelling Structures - Stairs, Halls	1460	18,922				
	Dwelling Structures - Doors, Windows, Screens	1460	425				
	Dwelling Structures - Flooring	1460	8,446				
	Dwelling Structures - Gutters, Downspouts	1460	79,348				
	Dwelling Structures - Interior Lighting	1460	320,978				
	Dwelling Structures - Laundry Rooms	1460	649				
	Dwelling Structures - Major Kitchen Appliances	1460	125,549				
	Dwelling Structures - MOD Needs - ATO (Vacancy Prep)	1460	60,000				
	Dwelling Structures - Roofs, Flashing, Vents	1460	215,254				
	Dwelling Structures - Other Interior (explain)	1460	338,343				
	Dwelling Structures - Walls, Foundations	1460	1,009,400				
	Non-Dwelling Structures - Other Commercial (explain)	1470	2,973				
	Non-Dwelling Structures - Plumbing Fixtures & Systems	1470	57				
	Non-Dwelling Structures - Underground Storage Tanks	1470	20,000				
	Totals for Seth Boyden Elderly (21E):		**2,925,283**				
NJ2-21F	AMP# 2017 Seth Boyden Elderly (21F)						Status
	Management Improvements - Protective Services	1408	301,883				
	Totals for Seth Boyden Elderly (21F):		**301,883**				
NJ2-22B	AMP# 2221 Baxter Elderly (22B)						Status
	Site Improvement - Parking Lots, Paving, Curbs	1450	5,784				
	Dwelling Structures - Interior Painting	1460	181,062				
	Dwelling Structures - Other Interior (explain)	1460	130,000				
	Dwelling Structures - Interior Lighting	1460	32,956				
	Totals for Baxter Elderly (22B):		**349,802**				
NJ2-22C	AMP# 2016 Stephen Crane Elderly (22C)						Status
	Management Improvements - Protective Services	1408	568,875				
	Totals for Stephen Crane Elderly (22C):		**568,875**				
NJ2-22D	AMP# 2016 Stephen Crane Elderly (22D)						Status
	Management Improvements - Protective Services	1408	567,358				

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	Totals for Stephen Crane Elderly (22D):		**567,358**				
NJ2-25	**AMP# 2025 James C. White Manor (25)**						**Status**
	Management Improvements - Protective Services	1408	195,744				
	Dwelling Structures - Asbestos	1460	26,313				
	Dwelling Structures - Doors, Windows, Screens	1460	35,767				
	Dwelling Structures - Interior Painting	1460	259,692				
	Dwelling Structures - Major Kitchen Appliances	1460	14,300				
	Dwelling Structures - Porches, Balconies	1460	19,832				
	Dwelling Structures - Walls, Foundations	1460	3,939				
	Totals for James C. White Manor (25):		**555,587**				
NJ2-29	**AMP# 3003 Woodlawn**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	8,000				
	Site Improvement - Walks, Steps, Rails	1450	979				
	Dwelling Structures - Major Kitchen Appliances	1460	15,892				
	Dwelling Structures - Interior Lighting	1460	13,000				
	Dwelling Structures - Doors, Windows, Screens	1460	6,676				
	Dwelling Structures - Stairs, Halls	1460	1,465				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	17,389				
	Dwelling Structures - Other Interior (explain)	1460	21,650				
	Totals for Woodlawn:		**85,051**				
NJ2-30	**AMP# 2008 Bergen St. Village**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	12,000				
	Site Improvement - Walls, Foundations	1450	16,640				
	Site Improvement - Walks, Steps, Rails	1450	21,516				
	Site Improvement - Parking Lots, Paving, Curbs	1450	1,325				
	Dwelling Structures - Other exterior (explain)	1460	21,953				
	Dwelling Structures - Major Kitchen Appliances	1460	18,550				
	Dwelling Structures - Other Interior (explain)	1460	2,500				
	Dwelling Structures - Doors, Windows, Screens	1460	15,360				
	Totals for Bergen St. Village:		**109,844**				
NJ2-31A	**AMP# 3006 Chadwick Ave. Village / Mt.Prospect**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	8,000				
	Dwelling Structures - Other Interior (explain)	1460	2,099				

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	Dwelling Structures - Plumbing Fixtures & Systems	1460	6,082				
	Dwelling Structures - Major Kitchen Appliances	1460	7,776				
	Dwelling Structures - Interior Lighting	1460	3,975				
	Dwelling Structures - Doors, Windows, Screens	1460	8,109				
	Dwelling Structures - Stairs, Halls	1460	2,385				
	Dwelling Structures - Roofs, Flashing, Vents	1460	37,100				
	Totals for Chadwick Ave. Village / Mt.Prospect:		**75,526**				
NJ2-31B	AMP# 3002 Stephanie Thompson Village						Status
	Fees and Costs - MOD Needs - Fees & Costs	1430	6,000				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	1,758				
	Totals for Stephanie Thompson Village:		**7,758**				
NJ2-35	AMP# 3003 West Side Village						Status
	Relocation Cost - Supportive Services (Relocation)	1495	70,000				
	Totals for West Side Village:		**70,000**				
NJ2-36	AMP# 3001 Janice Cromer						Status
	Fees and Costs - MOD Needs - Fees & Costs	1430	14,348				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	19,598				
	Dwelling Structures - Major Kitchen Appliances	1460	26,499				
	Dwelling Structures - Other Interior (explain)	1460	37,615				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	27,938				
	Dwelling Structures - Doors, Windows, Screens	1460	14,945				
	Dwelling Structures - Interior Lighting	1460	23,173				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	2,250				
	Totals for Janice Cromer:		**166,367**				
NJ2-37	AMP# 3001 Oriental Village						Status
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	26,190				
	Site Improvement - Other exterior (explain)	1450	23,896				
	Site Improvement - Walks, Steps, Rails	1450	14,935				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	9,500				
	Dwelling Structures - Other Interior (explain)	1460	29,150				
	Dwelling Structures - Heating & Air Conditioning	1460	9,185				
	Dwelling Structures - Major Kitchen Appliances	1460	66,989				
	Totals for Oriental Village:		**179,845**				

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NJ2-39 AMP# 3004 Betty Shabazz Homes						**Status**
Fees and Costs - MOD Needs - Fees & Costs	1430	38,000				
Site Improvement - Other exterior (explain)	1450	14,935				
Site Improvement - Walks, Steps, Rails	1450	15,285				
Site Improvement - Benches, Play Areas, Trash Recept's	1450	13,050				
Dwelling Structures - Major Kitchen Appliances	1460	167,972				
Totals for Betty Shabazz Homes:		**249,242**				
NJ2-40 AMP# 3012 Serenity Village						**Status**
Fees and Costs - MOD Needs - Fees & Costs	1430	52,000				
Site Improvement - Walks, Steps, Rails	1450	18,789				
Site Improvement - Benches, Play Areas, Trash Recept's	1450	11,128				
Dwelling Structures - Plumbing Fixtures & Systems	1460	36,305				
Dwelling Structures - Interior Lighting	1460	8,160				
Dwelling Structures - Other Interior (explain)	1460	3,825				
Dwelling Structures - Major Kitchen Appliances	1460	23,739				
Dwelling Structures - Other exterior (explain)	1460	13,144				
Dwelling Structures - Heating & Air Conditioning	1460	7,065				
Dwelling Structures - Doors, Windows, Screens	1460	21,600				
Totals for Serenity Village:		**195,754**				
NJ2-41A AMP# 3004 Oscar Miles (Site A)						**Status**
Fees and Costs - MOD Needs - Fees & Costs	1430	64,000				
Site Improvement - Benches, Play Areas, Trash Recept's	1450	106,300				
Site Improvement - Interior Lighting	1450	20,880				
Site Improvement - Walks, Steps, Rails	1450	12,474				
Dwelling Structures - Stairs, Halls	1460	26,331				
Dwelling Structures - Interior Lighting	1460	20,400				
Dwelling Structures - Major Kitchen Appliances	1460	39,354				
Dwelling Structures - Other Interior (explain)	1460	23,723				
Dwelling Structures - Other exterior (explain)	1460	39,538				
Totals for Oscar Miles (Site A):		**353,000**				
NJ2-41B AMP# 3007 Oscar Miles (Site B-G)						**Status**
Fees and Costs - MOD Needs - Fees & Costs	1430	12,000				
Site Improvement - Benches, Play Areas, Trash Recept's	1450	74,184				

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	Dwelling Structures - Doors, Windows, Screens	1460	23,040				
	Totals for Oscar Miles (Site B-G):		**109,224**				
NJ2-42	**AMP# 3002 Kemsco**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	72,000				
	Site Improvement - Walks, Steps, Rails	1450	16,340				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	11,600				
	Dwelling Structures - Other Interior (explain)	1460	36,785				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	10,070				
	Dwelling Structures - Major Kitchen Appliances	1460	81,296				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	4,500				
	Totals for Kemsco:		**232,591**				
NJ2-43	**AMP# 3003 Bellemead (15th Ave. Village)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	47,000				
	Totals for Bellemead (15th Ave. Village):		**47,000**				
NJ2-44	**AMP# 3007 Dr. Jose Rosario**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	56,000				
	Site Improvement - Walks, Steps, Rails	1450	979				
	Site Improvement - Other exterior (explain)	1450	17,469				
	Dwelling Structures - Major Kitchen Appliances	1460	15,892				
	Dwelling Structures - Garages, Carports	1460	13,352				
	Dwelling Structures - Interior Lighting	1460	2,520				
	Dwelling Structures - Other Interior (explain)	1460	53,719				
	Dwelling Structures - Stairs, Halls	1460	1,465				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	17,389				
	Totals for Dr. Jose Rosario:		**178,784**				
NJ2-45	**AMP# 3003 Claremont**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	27,000				
	Site Improvement - Walks, Steps, Rails	1450	3,916				
	Site Improvement - Underground Utilities	1450	3,680				
	Site Improvement - Parking Lots, Paving, Curbs	1450	852				
	Site Improvement - Other exterior (explain)	1450	97,349				
	Dwelling Structures - Major Kitchen Appliances	1460	19,067				
	Dwelling Structures - Other Interior (explain)	1460	5,531				

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	Dwelling Structures - Interior Lighting	1460	4,192				
	Dwelling Structures - Heating & Air Conditioning	1460	13,161				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	12,889				
	Non-Dwelling Structures - Mold	1470	768				
	Totals for Claremont:		**188,405**				
NJ2-46	**AMP# 3012 (Avon Ave.) Redevelopment**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	31,500				
	Site Improvement - Walks, Steps, Rails	1450	5,507				
	Site Improvement - Other exterior (explain)	1450	98,261				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	18,125				
	Dwelling Structures - Major Kitchen Appliances	1460	26,813				
	Dwelling Structures - Interior Lighting	1460	5,894				
	Dwelling Structures - Heating & Air Conditioning	1460	18,508				
	Non-Dwelling Structures - Mold	1470	1,080				
	Totals for (Avon Ave.) Redevelopment:		**205,688**				
NJ2-47	**AMP# 3006 Clinton Ave. Townhomes**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	44,681				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	22,457				
	Site Improvement - Walks, Steps, Rails	1450	28,885				
	Site Improvement - Other exterior (explain)	1450	10,813				
	Site Improvement - Parking Lots, Paving, Curbs	1450	5,326				
	Dwelling Structures - Other exterior (explain)	1460	24,252				
	Dwelling Structures - Other Interior (explain)	1460	7,814				
	Dwelling Structures - Major Kitchen Appliances	1460	47,256				
	Dwelling Structures - Interior Lighting	1460	8,879				
	Dwelling Structures - Doors, Windows, Screens	1460	6,905				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	1,144				
	Totals for Clinton Ave. Townhomes:		**208,412**				
NJ2-48	**AMP# 3006 Century 21**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	16,000				
	Site Improvement - Other exterior (explain)	1450	31,100				
	Site Improvement - Parking Lots, Paving, Curbs	1450	5,029				
	Site Improvement - Walks, Steps, Rails	1450	16,158				

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	Dwelling Structures - Doors, Windows, Screens	1460	2,347				
	Dwelling Structures - Interior Lighting	1460	18,265				
	Dwelling Structures - Major Kitchen Appliances	1460	109,563				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	4,320				
		Totals for Century 21:	**202,782**				
NJ2-50A	**AMP# 3001 North Point Townhomes**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	19,970				
	Site Improvement - Underground Utilities	1450	2,070				
	Site Improvement - Walks, Steps, Rails	1450	4,269				
	Site Improvement - Parking Lots, Paving, Curbs	1450	479				
	Site Improvement - Other exterior (explain)	1450	39,304				
	Dwelling Structures - Interior Lighting	1460	2,357				
	Dwelling Structures - Heating & Air Conditioning	1460	7,403				
	Dwelling Structures - Doors, Cabinets, Closets	1460	1,312				
	Dwelling Structures - Other exterior (explain)	1460	3,433				
	Dwelling Structures - Major Kitchen Appliances	1460	15,477				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	7,249				
	Dwelling Structures - Other Interior (explain)	1460	8,248				
	Non-Dwelling Structures - Mold	1470	4,320				
		Totals for North Point Townhomes:	**115,891**				
NJ2-51	**AMP# 3002 Mt. Pleasant**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	2,000				
	Site Improvement - Other exterior (explain)	1450	6,527				
	Site Improvement - Walks, Steps, Rails	1450	1,976				
	Site Improvement - Parking Lots, Paving, Curbs	1450	100				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	2,136				
	Dwelling Structures - Major Kitchen Appliances	1460	2,002				
	Dwelling Structures - Other exterior (explain)	1460	2,255				
	Dwelling Structures - Other Interior (explain)	1460	1,116				
	Dwelling Structures - Doors, Windows, Screens	1460	801				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	510				
		Totals for Mt. Pleasant:	**19,421**				
NJ2-52	**AMP# 3010 Wynona Lipman Gardens**						**Status**

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
And Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name: Newark Housing Authority	Grant Type and Number: NJ39P002501-09	FFY of Grant Approval: 2009

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement/Revision Number 1 ☐ Performance and Evaluation Rept for Program Year Ending ___
☐ Final Performance and Evaluation Report

Devt. No.	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost Original	Revised [1]	Total Actual Cost [2] Obligated	Expended	Status of Work
	Fees and Costs - MOD Needs - Fees & Costs	1430	90,642				
	Site Improvement - Parking Lots, Paving, Curbs	1450	2,667				
	Site Improvement - Underground Utilities	1450	11,500				
	Site Improvement - Walks, Steps, Rails	1450	12,240				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	1,392				
	Dwelling Structures - Major Kitchen Appliances	1460	68,325				
	Dwelling Structures - Plumbing Fixtures & Systems	1460	40,280				
	Dwelling Structures - Other Interior (explain)	1460	27,749				
	Dwelling Structures - Other exterior (explain)	1460	19,080				
	Dwelling Structures - Interior Lighting	1460	13,100				
	Dwelling Structures - Heating & Air Conditioning	1460	41,134				
	Dwelling Structures - Doors, Cabinets, Closets	1460	7,290				
	Dwelling Structures - Interior Painting	1460	29,898				
	Dwelling Structures - Porches, Balconies	1460	52,629				
	Non-Dwelling Structures - Mold	1470	24,000				
	Totals for Wynona Lipman Gardens:		**441,927**				
NJ2-67	**AMP# 3011 Riverside Villa I (67)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	18,767				
	Site Improvement - Parking Lots, Paving, Curbs	1450	2,620				
	Site Improvement - Walks, Steps, Rails	1450	8,417				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	16,938				
	Dwelling Structures - Interior Lighting	1460	9,514				
	Dwelling Structures - Major Kitchen Appliances	1460	54,612				
	Dwelling Structures - Other exterior (explain)	1460	9,010				
	Dwelling Structures - Other Interior (explain)	1460	1,256				
	Dwelling Structures - Doors, Windows, Screens	1460	306				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	2,250				
	Totals for Riverside Villa I (67):		**123,688**				
NJ2-68	**AMP# 3011 Riverside Villa II (68)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	20,767				
	Site Improvement - Parking Lots, Paving, Curbs	1450	26,346				
	Site Improvement - Walks, Steps, Rails	1450	8,201				
	Site Improvement - Other exterior (explain)	1450	6,380				

Annual Statement / Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

PHA Name: Newark Housing Authority	Grant Type and Number NJ39P002501-09	FFY of Grant Approval 2009

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement/Revision Number 1 ☐ Performance and Evaluation Rept for Program Year Ending ___
☐ Final Performance and Evaluation Report

Devt. No.	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost Original	Total Estimated Cost Revised [1]	Total Actual Cost [2] Obligated	Total Actual Cost [2] Expended	Status of Work
	Site Improvement - Lawns, Plantings	1450	47,405				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	24,447				
	Dwelling Structures - Interior Lighting	1460	5,240				
	Dwelling Structures - Other exterior (explain)	1460	22,952				
	Dwelling Structures - Other Interior (explain)	1460	22,113				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	675				
	Totals for Riverside Villa II (68):		**184,526**				
NJ2-69	**AMP# 3011 Riverside Villa III (69)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	22,767				
	Site Improvement - Parking Lots, Paving, Curbs	1450	37,298				
	Site Improvement - Benches, Play Areas, Trash Recept's	1450	50,320				
	Site Improvement - Lawns, Plantings	1450	37,482				
	Dwelling Structures - Interior Lighting	1460	8,384				
	Dwelling Structures - Other exterior (explain)	1460	15,995				
	Dwelling Structures - Other Interior (explain)	1460	8,778				
	Dwelling Structures - Stairs, Halls	1460	1,737				
	Non-Dwelling Structures - MOD Needs - Struct. Investig. Needed	1470	4,500				
	Totals for Riverside Villa III (69):		**187,260**				
NJ2-70	**AMP# 3009 Kretchmer Homes (Townhomes)**						**Status**
	Fees and Costs - MOD Needs - Fees & Costs	1430	16,560				
	Site Improvement - Other exterior (explain)	1450	57,647				
	Site Improvement - Walks, Steps, Rails	1450	18,360				
	Dwelling Structures - Interior Painting	1460	23,784				
	Dwelling Structures - Stairs, Halls	1460	225				
	Dwelling Structures - Porches, Balconies	1460	26,989				
	Dwelling Structures - Other Interior (explain)	1460	58,534				
	Dwelling Structures - Major Kitchen Appliances	1460	16,274				
	Dwelling Structures - Interior Lighting	1460	31,858				
	Dwelling Structures - Other exterior (explain)	1460	41,414				
	Totals for Kretchmer Homes (Townhomes):		**291,646**				

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name: Newark Housing Authority	Grant Type and Number NJ39P002501-09	FFY of Grant Approval 2009

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement/Revision Number 1 ☐ Performance and Evaluation Rept for Program Year Ending ___
☐ Final Performance and Evaluation Report

Devt. No.	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost Original	Total Estimated Cost Revised [1]	Total Actual Cost [2] Obligated	Total Actual Cost [2] Expended	Status of Work
	Amount of Annual Grant	CFP09	**18,199,466**				

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.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: **NJ39P002501-06** Replacement Housing Factor Grant No: Date of CFFP:	**2006** FFY of Grant Approval:

Type of Grant
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _2_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.
[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)/3	$2,897,744	$2,897,744.00	$2,897,744.00	$2,897,744.00
3	1408 Management Improvements	$605,000	$822,778.21	$822,778.21	$822,778.21
4	1410 Administration (may not exceed 10% of line 20)	$1,751,372	$1,751,372.00	$1,751,372.00	$1,751,372.00
5	1411 Audit	$0	$0.00	$0.00	$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$689,672	$1,594,858.70	$1,594,858.70	$1,594,858.70
8	1440 Site Acquisition	$0	$0.00	$0.00	$0.00
9	1450 Site Improvement	$350,000	$567,230.00	$567,230.00	$567,230.00
10	1460 Dwelling Structures	$10,519,932	$8,599,204.60	$8,599,204.60	$8,599,204.60
11	1465.1 Dwelling Equipment - Nonexpendable	$0	$0.00	$0.00	$0.00
12	1470 Non-dwelling Structures	$0	$0.00	$0.00	$0.00
13	1475 Non-dwelling Equipment	$700,000	$1,280,532.49	$1,280,532.49	$1,280,532.49
14	1485 Demolition Costs	$0	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$0	$0.00	$0.00	$0.00
17	1499 Mod Used for Development/4	$0	$0.00	$0.00	$0.00
18a	1501 Collaterization or Debt Service paid by the PHA				
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8 % of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	**$17,513,720**	**$17,513,720.00**	**$17,513,720.00**	**$17,513,720.00**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	$525,000	$ -	$ -	$ -
23	Amount of line 20 Related to Security-Soft Costs	$0	$ 760,430.50	$ 760,430.50	$ 760,430.50
24	Amount of line 20 Related to Security-Hard Costs		$ 1,201,488.18	$ 1,201,488.18	$ 1,201,488.18
25	Amount of line 20 Related to Energy Conservation Measures	$400,000	$ -	$ -	$ -

(1) To be completed for the Performance and Evaluation Report
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X Keith Kamil	3/5/2009	X	

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-06 CFFP (Yes/No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Work
PHYSICAL IMPROVEMENTS PROGRAM								
NJ2-01 Seth Boyden Court								
	Violence Prevention	1408.0		$ -	$ 54,204.03	$ 54,204.03	$ 54,204.03	
	Consultant Fees	1430.0		$ -	$ 47,660.49	$ 47,660.49	$ 47,660.49	
	Envioronmental &Geotech Services	1430.0		$ -	$ 3,539.58	$ 3,539.58	$ 3,539.58	
	Site Improvements	1450.0		$ 50,000.00	$ -	$ -	$ -	
	Traps & Valves	1460.0		$ 43,000.00	$ -	$ -	$ -	
	Boiler Upgrade	1460.0		$ -	$ 200,066.93	$ 200,066.93	$ 200,066.93	
	Security Equipment	1475.0		$ -	$ 19,511.86	$ 19,511.86	$ 19,511.86	
	Sub total			**$ 93,000.00**	**$ 324,982.89**	**$ 324,982.89**	**$ 324,982.89**	
NJ2-02 Pennington Court								
	Consultant Fees	1430.0		$ -	$ 18,035.44	$ 18,035.44	$ 18,035.44	
	Site Improvements-Exterior	1450.0		$ -	$ 61,485.00	$ 61,485.00	$ 61,485.00	
	Site Improvements-Landscaping	1450.0		$ -	$ 33,300.00	$ 33,300.00	$ 33,300.00	
	Traps & Valves	1460.0		$ 20,000.00	$ -	$ -	$ -	
	Boiler Upgrade	1460.0		$ 2,200,000.00	$ 25,425.66	$ 25,425.66	$ 25,425.66	
	Sub total			**$ 2,220,000.00**	**$ 138,246.10**	**$ 138,246.10**	**$ 138,246.10**	
NJ2-05 Baxter Terrace								
	Violence Prevention	1408.0		$ -	$ 61,840.59	$ 61,840.59	$ 61,840.59	
	A& E Services	1430.0		$ 207,705.00	$ 17,286.82	$ 17,286.82	$ 17,286.82	
	Consultant Fees	1430.0		$ -	$ 37,626.17	$ 37,626.17	$ 37,626.17	
	Envioronmental &Geotech Services	1430.0		$ -	$ 3,668.45	$ 3,668.45	$ 3,668.45	
	Site Improvements	1450.0		$ 50,000.00	$ -	$ -	$ -	
	Boiler Upgrade	1460.0		$ -	$ 62,642.50	$ 62,642.50	$ 62,642.50	
	Traps & Valves	1460.0		$ 50,000.00	$ -	$ -	$ -	
	Sub total			**$ 307,705.00**	**$ 183,064.53**	**$ 183,064.53**	**$ 183,064.53**	
NJ2-06 Stephen Crane Village								
	Consultant Fees	1430.0		$ -	$ 18,320.30	$ 18,320.30	$ 18,320.30	
	Envioronmental &Geotech Services	1430.0		$ -	$ 60,488.05	$ 60,488.05	$ 60,488.05	
	Site Improvements-Exterior	1450.0		$ -	$ 72,388.00	$ 72,388.00	$ 72,388.00	
	Wndows & Doors	1460.0		$ -	$ 134,722.20	$ 134,722.20	$ 134,722.20	
	Dwelling Structures-Interior	1460.0		$ -	$ 114,123.00	$ 114,123.00	$ 114,123.00	
	Traps & Valves	1460.0		$ 30,000.00	$ -	$ -	$ -	
	Boiler Upgrade	1460.0		$ -	$ 382,447.76	$ 382,447.76	$ 382,447.76	
	Refurbish Hot Water System	1460.0		$ -	$ -	$ -	$ -	
	Sub total			**$ 30,000.00**	**$ 782,489.31**	**$ 782,489.31**	**$ 782,489.31**	
NJ2-07 Hyatt Court								
	A&E Fees	1430.0		$ 87,275.00	$ -	$ -	$ -	
	Consultant Fees	1430.0		$ -	$ 31,787.03	$ 31,787.03	$ 31,787.03	
	Traps & Valves	1460.0		$ 33,000.00	$ -	$ -	$ -	
	Boiler Upgrade	1460.0		$ 1,000,000.00	$ 361,763.99	$ 361,763.99	$ 361,763.99	
	Sub total			**$ 1,120,275.00**	**$ 393,551.02**	**$ 393,551.02**	**$ 393,551.02**	

(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

form HUD-50075.1 (4/2008)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-06 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (2)	Status of Work
NJ2-08 Felix Fuld							
A&E Fees	1430.0		$ 50,000.00	$ 9,848.67	$ 9,848.67	$ 9,848.67	
Consultant Fees	1430.0		$ -	$ 24,119.92	$ 24,119.92	$ 24,119.92	
Envioronmental &Geotech Services	1430.0		$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	
Site Improvements-Exterior	1450.0		$ -	$ 39,965.00	$ 39,965.00	$ 39,965.00	
Boiler Upgrade	1460.0			$ 303,574.63	$ 303,574.63	$ 303,574.63	
Traps & Valves	1460.0		$ 24,000.00	$ -	$ -	$ -	
Sub total			**$ 74,000.00**	**$ 382,508.22**	**$ 382,508.22**	**$ 382,508.22**	
NJ2-09 Terrell Homes							
Consultant Fees	1430.0		$ -	$ 21,476.35	$ 21,476.35	$ 21,476.35	
Site Improvements-Exterior	1450.0		$ -	$ 2,365.00	$ 2,365.00	$ 2,365.00	
Wndows & Doors	1460.0			$ 65,720.10	$ 65,720.10	$ 65,720.10	
Traps & Valves	1460.0		$ 10,000.00	$ -	$ -	$ -	
Boiler Upgrade	1460.0		$ -	$ 48,976.47	$ 48,976.47	$ 48,976.47	
Sub total			**$ 10,000.00**	**$ 138,537.92**	**$ 138,537.92**	**$ 138,537.92**	
NJ2-14 Bradley Court							
Violence Prevention	1408.0		$ -	$ 46,619.23	$ 46,619.23	$ 46,619.23	
Consultant Fees	1430.0		$ -	$ 23,956.60	$ 23,956.60	$ 23,956.60	
Site Improvements-Exterior	1450.0		$ -	$ 70,616.25	$ 70,616.25	$ 70,616.25	
Wndows & Doors	1460.0		$ -	$ 1,039.20	$ 1,039.20	$ 1,039.20	
Boiler Upgrade	1460.0		$ -	$ 293,895.50	$ 293,895.50	$ 293,895.50	
Security Equipment	1475.0		$ -	$ 6,403.20	$ 6,403.20	$ 6,403.20	
Sub total			**$ -**	**$ 442,529.98**	**$ 442,529.98**	**$ 442,529.98**	
NJ 2-15 Stella Wright							
Consultant Fees	1430.0		$ -	$ 11,368.00	$ 11,368.00	$ 11,368.00	
Subtotal			**$ -**	**$ 11,368.00**	**$ 11,368.00**	**$ 11,368.00**	
NJ 2-16 Stephen Crane Elderly							
Consultant Fees	1430.0		$ -	$ 14,054.21	$ 14,054.21	$ 14,054.21	
Envioronmental &Geotech Services	1430.0		$ -	$ 5,450.00	$ 5,450.00	$ 5,450.00	
Site Improvements-Landscaping	1450.0		$ -	$ 22,461.75	$ 22,461.75	$ 22,461.75	
Boiler Upgrade	1460.0		$ -	$ 29,236.40	$ 29,236.40	$ 29,236.40	
Community Space Equipment	1475.0		$ -	$ 6,143.72	$ 6,143.72	$ 6,143.72	
Security Equipment	1475.0		$ -	$ 205,823.47	$ 205,823.47	$ 205,823.47	
Sub total			**$ -**	**$ 283,169.55**	**$ 283,169.55**	**$ 283,169.55**	
NJ2-17 Kretchmer Elderly							
A&E Fees	1430.0		$ -	$ 6,973.32	$ 6,973.32	$ 6,973.32	
Consultant Fees	1430.0		$ -	$ 17,278.49	$ 17,278.49	$ 17,278.49	
Envioronmental &Geotech Services	1430.0		$ -	$ 1,453.66	$ 1,453.66	$ 1,453.66	
Site Improvements-Exterior	1450.0		$ -	$ 5,820.00	$ 5,820.00	$ 5,820.00	
Dwelling Structures-Interior	1460.0		$ -	$ 48,976.20	$ 48,976.20	$ 48,976.20	
Boiler Upgrade	1460.0		$ -	$ 182.19	$ 182.19	$ 182.19	
Roofing & Canopies	1460.0		$ 1,000,000.00	$ 140,567.00	$ 140,567.00	$ 140,567.00	
Security Equipment	1475.0		$ -	$ 117,452.98	$ 117,452.98	$ 117,452.98	
Sub total			**$ 1,000,000.00**	**$ 338,703.84**	**$ 338,703.84**	**$ 338,703.84**	

(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

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark		Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-06 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Work
NJ 2-19E Gi Gi Foushee Towers								
	Consultant Fees	1430.0		$ -	$ 19,768.45	$ 19,768.45	$ 19,768.45	
	Boiler Upgrade	1460.0		$ -	$ 128,498.64	$ 128,498.64	$ 128,498.64	
	Security Equipment	1475.0		$ -	$ 48,565.29	$ 48,565.29	$ 48,565.29	
	Subtotal			**$ -**	**$ 196,832.38**	**$ 196,832.38**	**$ 196,832.38**	
NJ 2-20A Bradley Court II-Munn Ave								
	Consultant Fees	1430.0		$ -	$ 1,654.03	$ 1,654.03	$ 1,654.03	
	Subtotal			**$ -**	**$ 1,654.03**	**$ 1,654.03**	**$ 1,654.03**	
NJ 2-20B Bradley Court II								
	Consultant Fees	1430.0		$ -	$ 544.95	$ 544.95	$ 544.95	
	Subtotal			**$ -**	**$ 544.95**	**$ 544.95**	**$ 544.95**	
NJ 2-21A Kretchmer Elderly								
	A&E Fees	1430.0		$ -	$ 6,859.98	$ 6,859.98	$ 6,859.98	
	Consultant Fees	1430.0		$ -	$ 38,503.26	$ 38,503.26	$ 38,503.26	
	Envioronmental &Geotech Services	1430.0		$ -	$ 3,237.88	$ 3,237.88	$ 3,237.88	
	Dwelling Structures-Interior	1460.0		$ -	$ 300,663.96	$ 300,663.96	$ 300,663.96	
	Boiler Upgrade	1460.0		$ -	$ 232,602.31	$ 232,602.31	$ 232,602.31	
	Roofing & Canopies	1460.0		$ -	$ 233,982.00	$ 233,982.00	$ 233,982.00	
	Security Equipment	1475.0		$ -	$ 27,699.03	$ 27,699.03	$ 27,699.03	
	Sub total			**$ -**	**$ 843,548.42**	**$ 843,548.42**	**$ 843,548.42**	
NJ 2-21E Seth Boyden Elderly								
	A&E Fees	1430.0		$ -	$ 17,666.66	$ 17,666.66	$ 17,666.66	
	Consultant Fees	1430.0		$ -	$ 25,084.65	$ 25,084.65	$ 25,084.65	
	Envioronmental &Geotech Services	1430.0		$ -	$ 2,111.08	$ 2,111.08	$ 2,111.08	
	Roofing & Canopies	1460.0		$ -	$ 2,700.00	$ 2,700.00	$ 2,700.00	
	Force Account Materials	1460.0		$ -	$ 300.00	$ 300.00	$ 300.00	
	Boiler Upgrade	1460.0		$ -	$ 8,194.08	$ 8,194.08	$ 8,194.08	
	Sub total			**$ -**	**$ 56,056.47**	**$ 56,056.47**	**$ 56,056.47**	
NJ 2-21F Seth Boyden Elderly								
	A&E Fees	1430.0		$ -	$ 4,573.32	$ 4,573.32	$ 4,573.32	
	Consultant Fees	1430.0		$ -	$ 17,452.82	$ 17,452.82	$ 17,452.82	
	Envioronmental &Geotech Services	1430.0		$ -	$ 1,468.41	$ 1,468.41	$ 1,468.41	
	Dwelling Structures-Interior	1460.0		$ -	$ 280,647.80	$ 280,647.80	$ 280,647.80	
	Roofing & Canopies	1460.0		$ -	$ 8,100.00	$ 8,100.00	$ 8,100.00	
	Community Space Equipment	1475.0		$ -	$ 20,600.41	$ 20,600.41	$ 20,600.41	
	Security Equipment	1475.0		$ -	$ 51,839.72	$ 51,839.72	$ 51,839.72	
	Sub total			**$ -**	**$ 384,682.48**	**$ 384,682.48**	**$ 384,682.48**	
NJ2-22B Baxter Elderly								
	Consultant Fees	1430.0		$ -	$ 17,744.66	$ 17,744.66	$ 17,744.66	
	Wndows & Doors	1460.0		$ -	$ 15,512.40	$ 15,512.40	$ 15,512.40	
	Boiler Upgrade	1460.0		$ -	$ 115,231.97	$ 115,231.97	$ 115,231.97	
	Security Equipment	1475.0		$ -	$ 6,403.20	$ 6,403.20	$ 6,403.20	
	Sub total			**$ -**	**$ 154,892.23**	**$ 154,892.23**	**$ 154,892.23**	

(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

form HUD-50075.1 (4/2008)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark

Grant Type and Number
Capital Fund Program Grant No: **NJ39P002501-06** CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Work
NJ2-22C Stephen Crane Elderly								
	Consultant Fees	1430.0		$ -	$ 26,616.24	$ 26,616.24	$ 26,616.24	
	Site Improvements-Exterior	1450.0		$ -	$ 30,871.25	$ 30,871.25	$ 30,871.25	
	Dwelling Structures-Interior	1460.0		$ -	$ 686,486.77	$ 686,486.77	$ 686,486.77	
	Roofing & Canopies	1460.0		$ 1,000,000.00	$ -	$ -	$ -	
	Office Furniture & Equipment	1475.0		$ -	$ 2,939.80	$ 2,939.80	$ 2,939.80	
	Community Space Equipment	1475.0		$ -	$ 22,930.38	$ 22,930.38	$ 22,930.38	
	Security Equipment	1475.0		$ -	$ 138,345.94	$ 138,345.94	$ 138,345.94	
	Sub total			**$ 1,000,000.00**	**$ 908,190.38**	**$ 908,190.38**	**$ 908,190.38**	
NJ2-22D Stephen Crane Elderly								
	Consultant Fees	1430.0		$ -	$ 26,545.05	$ 26,545.05	$ 26,545.05	
	Envioronmental &Geotech Services	1430.0		$ -	$ 5,450.00	$ 5,450.00	$ 5,450.00	
	Boiler Upgrade	1460.0			$ 94,718.50	$ 94,718.50	$ 94,718.50	
	Security Equipment	1475.0		$ -	$ 351,773.80	$ 351,773.80	$ 351,773.80	
	Sub total			**$ -**	**$ 478,487.35**	**$ 478,487.35**	**$ 478,487.35**	
NJ2-25 James C. White Manor								
	A& E Fees	1430.0		$ -	$ 120,516.00	$ 120,516.00	$ 120,516.00	
	Consultant Fees	1430.0		$ -	$ 13,826.00	$ 13,826.00	$ 13,826.00	
	Site Improvements-Exterior	1450.0		$ -	$ 528.00	$ 528.00	$ 528.00	
	Dwelling Structures-Interior	1460.0			$ 323,712.91	$ 323,712.91	$ 323,712.91	
	Glass Doors	1460.0		$ -	$ -	$ -	$ -	
	Dwelling Structures-Interior	1460.0			$ 401,419.23	$ 401,419.23	$ 401,419.23	
	Nondwelling Equipment	1475.0		$ -	$ -	$ -	$ -	
	Security Equipment	1475.0		$ -	$ 12,250.52	$ 12,250.52	$ 12,250.52	
	Sub total			**$ -**	**$ 872,252.66**	**$ 872,252.66**	**$ 872,252.66**	
NJ 2-27 New Horizons Gardens								
	Demolition	1485.0		$ -	$ -	$ -	$ -	
	Subtotal			**$ -**	**$ -**	**$ -**	**$ -**	
NJ 2-29 Townhouses Woodlawn Village								
	A&E Fees	1430.0		$ -	$ 13,060.00	$ 13,060.00	$ 13,060.00	
	Consultant Fees	1430.0		$ -	$ 4,318.86	$ 4,318.86	$ 4,318.86	
	Roofing & Canopies	1460.0		$ -	$ 18,650.90	$ 18,650.90	$ 18,650.90	
	Subtotal			**$ -**	**$ 36,029.76**	**$ 36,029.76**	**$ 36,029.76**	
NJ 2-30 Townhouses Bergen St. Village								
	A&E Fees	1430.0		$ -	$ 16,280.00	$ 16,280.00	$ 16,280.00	
	Consultant Fees	1430.0		$ -	$ 4,594.52	$ 4,594.52	$ 4,594.52	
	Site Improvements-Exterior	1450.0		$ -	$ 17,510.00	$ 17,510.00	$ 17,510.00	
	Roofing & Canopies	1460.0		$ -	$ 15,980.60	$ 15,980.60	$ 15,980.60	
	Subtotal			**$ -**	**$ 54,365.12**	**$ 54,365.12**	**$ 54,365.12**	
NJ 2-31A Townhouses Chadwick/Mt. Prospect								
	A&E Fees	1430.0		$ -	$ 11,682.00	$ 11,682.00	$ 11,682.00	
	Consultant Fees	1430.0		$ -	$ 3,088.15	$ 3,088.15	$ 3,088.15	
	Site Improvements-Exterior	1450.0		$ -	$ 31,318.00	$ 31,318.00	$ 31,318.00	
	Roofing & Canopies	1460.0		$ -	$ 10,866.78	$ 10,866.78	$ 10,866.78	
	Subtotal			**$ -**	**$ 56,954.93**	**$ 56,954.93**	**$ 56,954.93**	
NJ 2-31B Townhouses Stephanie Thompson								
	A&E Fees	1430.0		$ -	$ 7,825.00	$ 7,825.00	$ 7,825.00	
	Consultant Fees	1430.0		$ -	$ 1,812.14	$ 1,812.14	$ 1,812.14	
	Roofing & Canopies	1460.0		$ -	$ 3,643.47	$ 3,643.47	$ 3,643.47	
	Subtotal			**$ -**	**$ 13,280.61**	**$ 13,280.61**	**$ 13,280.61**	

(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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark

Grant Type and Number
Capital Fund Program Grant No: **NJ39P002501-06** CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Work
NJ 2-35 Townhouses West Side Village								
	A&E Fees	1430.0		$ -	$ 14,065.00	$ 14,065.00	$ 14,065.00	
	Consultant Fees	1430.0		$ -	$ 4,410.77	$ 4,410.77	$ 4,410.77	
	Roofing & Canopies	1460.0		$ -	$ 19,047.73	$ 19,047.73	$ 19,047.73	
	Subtotal			**$ -**	**$ 37,523.50**	**$ 37,523.50**	**$ 37,523.50**	
NJ 2-36 Janice Cromer Village								
	A&E Fees	1430.0		$ -	$ 25,210.20	$ 25,210.20	$ 25,210.20	
	Consultant Fees	1430.0		$ -	$ 8,178.28	$ 8,178.28	$ 8,178.28	
	Site Improvements-Exterior	1450.0		$ -	$ 3,370.00	$ 3,370.00	$ 3,370.00	
	Roofing & Canopies	1460.0		$ -	$ 12,009.93	$ 12,009.93	$ 12,009.93	
	Subtotal			**$ -**	**$ 48,768.41**	**$ 48,768.41**	**$ 48,768.41**	
NJ 2-37 Oriental Village								
	A&E Fees	1430.0		$ -	$ 18,121.20	$ 18,121.20	$ 18,121.20	
	Consultant Fees	1430.0		$ -	$ 8,729.61	$ 8,729.61	$ 8,729.61	
	Roofing & Canopies	1460.0		$ -	$ 12,819.58	$ 12,819.58	$ 12,819.58	
	Subtotal			**$ -**	**$ 39,670.39**	**$ 39,670.39**	**$ 39,670.39**	
NJ 2-39 Townhouses Rose, Livingston & Betty Shabazz								
	A&E Fees	1430.0		$ -	$ 13,535.57	$ 13,535.57	$ 13,535.57	
	Consultant Fees	1430.0		$ -	$ 13,915.06	$ 13,915.06	$ 13,915.06	
	Dwelling Structures-Interior	1460.0			$ 271,765.55	$ 271,765.55	$ 271,765.55	
	Roofing & Canopies	1460.0		$ -	$ 247,091.87	$ 247,091.87	$ 247,091.87	
	Subtotal			**$ -**	**$ 546,308.05**	**$ 546,308.05**	**$ 546,308.05**	
NJ 2-40 Serenity								
	A&E Fees	1430.0		$ -	$ 44,377.16	$ 44,377.16	$ 44,377.16	
	Consultant Fees	1430.0		$ -	$ 12,710.75	$ 12,710.75	$ 12,710.75	
	Site Improvements-Exterior	1450.0		$ -	$ 19,590.00	$ 19,590.00	$ 19,590.00	
	Dwelling Structures-Interior	1460.0			$ 524,262.03	$ 524,262.03	$ 524,262.03	
	Roofing & Canopies	1460.0		$ -	$ 199,267.63	$ 199,267.63	$ 199,267.63	
	Subtotal			**$ -**	**$ 800,207.57**	**$ 800,207.57**	**$ 800,207.57**	
NJ 2-41A Oscar Miles Village								
	A&E Fees	1430.0		$ -	$ 17,361.44	$ 17,361.44	$ 17,361.44	
	Consultant Fees	1430.0		$ -	$ 16,995.33	$ 16,995.33	$ 16,995.33	
	Dwelling Structures-Interior	1460.0			$ 35,530.00	$ 35,530.00	$ 35,530.00	
	Roofing & Canopies	1460.0		$ -	$ 194,389.15	$ 194,389.15	$ 194,389.15	
	Subtotal			**$ -**	**$ 264,275.92**	**$ 264,275.92**	**$ 264,275.92**	
NJ 2-41B Oscar Miles Village								
	A&E Fees	1430.0		$ -	$ 3,080.66	$ 3,080.66	$ 3,080.66	
	Consultant Fees	1430.0		$ -	$ 7,652.84	$ 7,652.84	$ 7,652.84	
	Site Improvements-Exterior	1450.0		$ -	$ 12,925.00	$ 12,925.00	$ 12,925.00	
	Dwelling Structures-Interior	1460.0			$ 192,436.93	$ 192,436.93	$ 192,436.93	
	Roofing & Canopies	1460.0		$ -	$ 63,500.45	$ 63,500.45	$ 63,500.45	
	Subtotal			**$ -**	**$ 279,595.88**	**$ 279,595.88**	**$ 279,595.88**	
NJ 2-42 Townhouses (Kemsco) Mt. Pleasant & Ogden St								
	A&E Fees	1430.0		$ -	$ 22,619.98	$ 22,619.98	$ 22,619.98	
	Consultant Fees	1430.0		$ -	$ 33,903.71	$ 33,903.71	$ 33,903.71	
	Site Improvements-Exterior	1450.0		$ -	$ 34,625.00	$ 34,625.00	$ 34,625.00	
	Dwelling Structures-Interior	1460.0			$ 842,099.14	$ 842,099.14	$ 842,099.14	
	Subtotal			**$ -**	**$ 933,247.83**	**$ 933,247.83**	**$ 933,247.83**	

(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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No. NJ39P002501-06 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (2)	Status of Work
NJ 2-43 Townhouses							
A&E Fees	1430.0		$ -	$ 8,182.34	$ 8,182.34	$ 8,182.34	
Consultant Fees	1430.0		$ -	$ 9,189.07	$ 9,189.07	$ 9,189.07	
Site Improvements-Exterior	1450.0		$ -	$ 46,535.00	$ 46,535.00	$ 46,535.00	
Subtotal			**$ -**	**$ 63,906.41**	**$ 63,906.41**	**$ 63,906.41**	
NJ 2-44 Jose Rosario							
A&E Fees	1430.0		$ -	$ 6,850.95	$ 6,850.95	$ 6,850.95	
Consultant Fees	1430.0		$ -	$ 6,308.96	$ 6,308.96	$ 6,308.96	
Dwelling Structures-Interior	1460.0			$ 575,412.62	$ 575,412.62	$ 575,412.62	
Subtotal			**$ -**	**$ 588,572.53**	**$ 588,572.53**	**$ 588,572.53**	
NJ 2-45 Claremont							
Consultant Fees	1430.0		$ -	$ 8,994.43	$ 8,994.43	$ 8,994.43	
Site Improvements-Exterior	1450.0		$ -	$ 5,535.00	$ 5,535.00	$ 5,535.00	
Subtotal			**$ -**	**$ 14,529.43**	**$ 14,529.43**	**$ 14,529.43**	
NJ 2-46 Townhouses							
Consultant Fees	1430.0		$ -	$ 6,443.19	$ 6,443.19	$ 6,443.19	
Site Improvements-Exterior	1450.0		$ -	$ 12,465.00	$ 12,465.00	$ 12,465.00	
Subtotal			**$ -**	**$ 18,908.19**	**$ 18,908.19**	**$ 18,908.19**	
NJ 2-47 Townhouses Clinton Ave							
A&E Fees	1430.0		$ -	$ 3,381.25	$ 3,381.25	$ 3,381.25	
Consultant Fees	1430.0		$ -	$ 9,189.07	$ 9,189.07	$ 9,189.07	
Site Improvements-Exterior	1450.0		$ -	$ 975.00	$ 975.00	$ 975.00	
Subtotal			**$ -**	**$ 13,545.32**	**$ 13,545.32**	**$ 13,545.32**	
NJ 2-48 Century 21							
Consultant Fees	1430.0		$ -	$ 8,719.50	$ 8,719.50	$ 8,719.50	
Site Improvements-Exterior	1450.0		$ -	$ 2,900.00	$ 2,900.00	$ 2,900.00	
Subtotal			**$ -**	**$ 11,619.50**	**$ 11,619.50**	**$ 11,619.50**	
NJ 2-49 Townhouses							
Consultant Fees	1430.0		$ -	$ 5,812.76	$ 5,812.76	$ 5,812.76	
Subtotal			**$ -**	**$ 5,812.76**	**$ 5,812.76**	**$ 5,812.76**	
NJ 2-50 A Townhouses North							
A&E Fees	1430.0		$ -	$ 2,990.00	$ 2,990.00	$ 2,990.00	
Consultant Fees	1430.0		$ -	$ 28,073.21	$ 28,073.21	$ 28,073.21	
Envioronmental &Geotech Services	1430.0		$ -	$ 2,225.35	$ 2,225.35	$ 2,225.35	
Site Improvements-Landscaping	1450.0		$ -	$ 16,650.00	$ 16,650.00	$ 16,650.00	
Dwelling Structures-Interior	1460.0			$ 56,373.75	$ 56,373.75	$ 56,373.75	
Sub total			**$ -**	**$ 106,312.31**	**$ 106,312.31**	**$ 106,312.31**	
NJ 2-50 B Townhouses South Point							
Consultant Fees	1430.0		$ -	$ 2,245.83	$ 2,245.83	$ 2,245.83	
Subtotal			**$ -**	**$ 2,245.83**	**$ 2,245.83**	**$ 2,245.83**	
NJ 2-51 Mt. Pleasant Estates							
Consultant Fees	1430.0		$ -	$ 559.68	$ 559.68	$ 559.68	
Subtotal			**$ -**	**$ 559.68**	**$ 559.68**	**$ 559.68**	
NJ 2-52 Winona Lipman Gardens							
Consultant Fees	1430.0		$ -	$ 27,567.21	$ 27,567.21	$ 27,567.21	
Site Improvements-Exterior	1450.0		$ -	$ 4,040.00	$ 4,040.00	$ 4,040.00	
Subtotal			**$ -**	**$ 31,607.21**	**$ 31,607.21**	**$ 31,607.21**	

(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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark		Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-06 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Work
NJ 2-53 Townhouses								
	Consultant Fees	1430.0		$ -	$ 3,699.02	$ 3,699.02	$ 3,699.02	
	Subtotal			**$ -**	**$ 3,699.02**	**$ 3,699.02**	**$ 3,699.02**	
NJ 2-67 Riverside Villa I								
	A&E Fees	1430.0		$ -	$ 102,900.00	$ 102,900.00	$ 102,900.00	
	Consultant Fees	1430.0		$ -	$ 4,594.53	$ 4,594.53	$ 4,594.53	
	Site Improvements-Landscaping	1450.0		$ -	$ 4,661.61	$ 4,661.61	$ 4,661.61	
	Bullet Proof Guard Booth	1470.0		$ -	$ -	$ -	$ -	
	Security Equipment	1475.0		$ -	$ 51,560.35	$ 51,560.35	$ 51,560.35	
	Subtotal			**$ -**	**$ 163,716.49**	**$ 163,716.49**	**$ 163,716.49**	
NJ 2-68 Riverside Villa II								
	A&E Fees	1430.0		$ -	$ 4,867.32	$ 4,867.32	$ 4,867.32	
	Consultant Fees	1430.0		$ -	$ 5,438.95	$ 5,438.95	$ 5,438.95	
	Site Improvements-Landscaping	1450.0		$ -	$ 5,593.93	$ 5,593.93	$ 5,593.93	
	Dwelling Structures-Interior	1460.0			$ 52,286.94	$ 52,286.94	$ 52,286.94	
	Security Equipment	1475.0		$ -	$ 61,872.42	$ 61,872.42	$ 61,872.42	
	Subtotal			**$ -**	**$ 130,059.56**	**$ 130,059.56**	**$ 130,059.56**	
NJ 2-69 Riverside Villa III								
	A&E Fees	1430.0		$ -	$ 7,000.87	$ 7,000.87	$ 7,000.87	
	Consultant Fees	1430.0		$ -	$ 7,994.51	$ 7,994.51	$ 7,994.51	
	Site Improvements-Landscaping	1450.0		$ -	$ 8,111.21	$ 8,111.21	$ 8,111.21	
	Dwelling Structures-Interior	1460.0			$ 175,915.25	$ 175,915.25	$ 175,915.25	
	Security Equipment	1475.0		$ -	$ 89,714.98	$ 89,714.98	$ 89,714.98	
	Subtotal			**$ -**	**$ 288,736.82**	**$ 288,736.82**	**$ 288,736.82**	
NJ 2-70 Kretchmer Townhouses								
	Consultant Fees	1430.0		$ -	$ 15,380.58	$ 15,380.58	$ 15,380.58	
	Envioronmental &Geotech Services	1430.0		$ -	$ 51,942.46	$ 51,942.46	$ 51,942.46	
	Site Improvements-Exterior	1450.0		$ -	$ 625.00	$ 625.00	$ 625.00	
	Subtotal			**$ -**	**$ 67,948.04**	**$ 67,948.04**	**$ 67,948.04**	

(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

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-06 CFFP (Yes/No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Work
PHA WIDE CAPITAL IMPROVEMENTS PROGRAM								
	Environmental Consult/Geotech	1430.0		$ -	$ 110,442.79	$ 110,442.79	$ 110,442.79	
	Legal Fee for Service	1430.0		$ -	$ 11,263.75	$ 11,263.75	$ 11,263.75	
	A&E Services-Bath & Kitchen	1430.0		$ 86,071.00	$ -	$ -	$ -	
	A&E Services-Roofs	1430.0		$ 80,000.00	$ -	$ -	$ -	
	A&E Services-Plumbing	1430.0		$ 60,000.00	$ -	$ -	$ -	
	A&E Services-Sec.504 Upgrade	1430.0		$ 25,000.00	$ -	$ -	$ -	
	A&E Services- Urban Design	1430.0		$ 93,621.00	$ -	$ -	$ -	
	A&E Services	1430.0		$ -	$ -	$ -	$ -	
	A&E Services-Mech. Assessment 500 Broad St.	1430.0		$ -	$ -	$ -	$ -	
	A&E Services-Mech. Upgrade	1430.0		$ -	$ -	$ -	$ -	
	Consultant Fees	1430.0		$ -	$ 76,057.90	$ 76,057.90	$ 76,057.90	
	Energy Consultants	1430.0		$ -	$ -	$ -	$ -	
	Asset based Management Plan	1430.0		$ -	$ -	$ -	$ -	
	Construction Admn. Services	1430.0		$ -	$ -	$ -	$ -	
	Evaluation Services-Stella Wright	1430.0		$ -	$ -	$ -	$ -	
	Physical Needs Assessment-Elderly sites	1430.0		$ -	$ -	$ -	$ -	
	Perimeter Fencing-Various sites	1450.0		$ -	$ -	$ -	$ -	
	Park & Playground Equipment	1450.0		$ -	$ -	$ -	$ -	
	Site Improvement	1450.0		$ 250,000.00	$ -	$ -	$ -	
	Dwelling Structures-Interior	1460.0		$ -	$ 29,724.00	$ 29,724.00	$ 29,724.00	
	Energy Conservation-Townhouses	1460.0		$ 400,000.00	$ -	$ -	$ -	
	Kitchen & Bathroom	1460.0		$ 860,707.00	$ -	$ -	$ -	
	Roofing & Canopies	1460.0		$ 1,000,000.00	$ -	$ -	$ -	
	Infrastructure Reinforcement	1460.0		$ 1,149,225.00	$ -	$ -	$ -	
	Mold & Mildew	1460.0		$ 700,000.00	$ -	$ -	$ -	
	Plumbing Upgrade	1460.0		$ 500,000.00	$ -	$ -	$ -	
	Section 504 Upgrade	1460.0		$ 500,000.00	$ -	$ -	$ -	
	Boiler , Heat & Hotwater	1460.0		$ -	$ -	$ -	$ -	
	Computer and related Equipments	1475.0		$ 700,000.00	$ 26,430.00	$ 26,430.00	$ 26,430.00	
	Security Equipment	1475.0		$ -	$ 12,271.42	$ 12,271.42	$ 12,271.42	
	Relocation	1495.0		$ -	$ -	$ -	$ -	
	Sub total			**$ 6,404,624.00**	**$ 266,189.86**	**$ 266,189.86**	**$ 266,189.86**	
OPERATION COSTS								
	Operation Costs	1406.0		$ 2,897,744.00	$ 2,897,744.00	$ 2,897,744.00	$ 2,897,744.00	
	Sub total			**$ 2,897,744.00**	**$ 2,897,744.00**	**$ 2,897,744.00**	**$ 2,897,744.00**	
AUDIT COSTS								
	Audit Services	1411.0		$ -	$ -	$ -	$ -	
	Sub total			**$ -**	**$ -**	**$ -**	**$ -**	
ADMINISTRATIVE COSTS								
	Modernization Department							
	Costs to implement and administer CGP	1410.0		$ 1,751,372.00	$ 1,751,372.00	$ 1,751,372.00	$ 1,751,372.00	
	Sub total			**$ 1,751,372.00**	**$ 1,751,372.00**	**$ 1,751,372.00**	**$ 1,751,372.00**	

(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

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-06 CFFP (Yes/No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE MANAGEMENT IMPROVEMENTS PROGRAM								
	Home Ownership Program	1408.0		$ 25,000.00	$ 4,559.44	$ 4,559.44	$ 4,559.44	
	Community Events	1408.0		$ 25,000.00	$ -	$ -	$ -	
	Resident Security-Salaries & Benefits	1408.0		$ -	$ 644,385.88	$ 644,385.88	$ 644,385.88	
	Skilled Trade Apprentice Program	1408.0		$ -	$ 8,272.04	$ 8,272.04	$ 8,272.04	
	Healthcare Clinic	1408.0		$ 75,000.00	$ 2,897.00	$ 2,897.00	$ 2,897.00	
	Resident Services- Supplies	1408.0		$ 25,000.00	$ -	$ -	$ -	
	Project Pride	1408.0		$ 10,000.00	$ -	$ -	$ -	
	Resident Services- Equipment Maint.	1408.0		$ 10,000.00	$ -	$ -	$ -	
	Resident Services-Contracts	1408.0		$ 20,000.00	$ -	$ -	$ -	
	Girl Scouts (Contract & Scouting Equipment)	1408.0		$ 15,000.00	$ -	$ -	$ -	
	Boy Scouts (Contract & Scouting Equipment)	1408.0		$ 15,000.00	$ -	$ -	$ -	
	Youth Development	1408.0		$ 40,000.00	$ -	$ -	$ -	
	Boys & Girls Club - After School	1408.0		$ 25,000.00	$ -	$ -	$ -	
	Summer Programs	1408.0		$ 25,000.00	$ -	$ -	$ -	
	Travel	1408.0		$ 60,000.00	$ -	$ -	$ -	
	Special Events	1408.0		$ 25,000.00	$ -	$ -	$ -	
	Resident Services - Salaries & Benefits	1408.0		$ 195,000.00	$ -	$ -	$ -	
	Tenant Orientation	1408.0		$ 5,000.00	$ -	$ -	$ -	
	Elderly Cleaning Service	1408.0		$ 10,000.00	$ -	$ -	$ -	
	Subtotal			**$ 605,000.00**	**$ 660,114.36**	**$ 660,114.36**	**$ 660,114.36**	
	GRAND TOTAL			**$ 17,513,720.00**	**$ 17,513,720.00**	**$ 17,513,720.00**	**$ 17,513,720.00**	

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PartIII: Implementation Schedule for Capital Fund Financing Program

PHA Name: **Housing Authority of the City of Newark** | Federal FFY of Grant: **2006**

Development Number, Name/PHA-Wide Activities	I Funds Obligated (Quarter Ending Da		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ2-01 Seth Boyden Court	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-02 Pennington Court	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-05 Baxter Terrace	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-06 Stephen Crane Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-07 Hyatt Court	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-08 Felix Fuld	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-09 Terrell Homes	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-14 Bradley Court	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-15 Stella Wright Homes	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-16 Stephen Crane Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-17 Kretchmer Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-19 E Foushee Towers	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-20A Bradley Court II-Munn Ave	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-20B Bradley Court II	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-21A Kretchmer Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-21E Seth Boyden Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-21F Seth Boyden Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-22B Baxter Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-22C Stephen Crane Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-22D Stephen Crane Elderly	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-25 James C. White Gardens	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-27 New Horizon Gardens	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-29 Townhouses Woodlawn Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-30 Townhouses Bergen St. Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-31A Townhouses Chadwick/Mt. Prospect	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-31B Townhouses Stephanie Thompson	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-35 Townhouses West Side Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-36 Janice Cromer Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-37 Oriental Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-39 Townhouses Rose, Livingston & Betty Shabazz	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-40 Serenity	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-41A Oscar Miles Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-41B Oscar Miles Village	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-42 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-43 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-44 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-45 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-46 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-47 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-48 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-49 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-50 A Townhouses North	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-50 B Townhouses South Point	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-51 Mt. Pleasant Estates	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-52 Winona Lipman Gardens	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-53 Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
NJ2-67 Riverside Villa I	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-68 Riverside Villa II	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-69 Riverside Villa III	Jul-08	Jul-08	Jul-10	Feb-09	
NJ 2-70 Kretchmer Townhouses	Jul-08	Jul-08	Jul-10	Feb-09	
PHA WIDE CAPITAL IMPROVEMENTSPROGRAM	Jul-08	Jul-08	Jul-10	Feb-09	
OPERATION COSTS	Jul-08	Jul-08	Jul-10	Feb-09	
ADMINISTRATIVE/AUDIT COSTS	Jul-08	Jul-08	Jul-10	Feb-09	
PHA WIDE MGMNT IMPROVEMENTS	Jul-08	Jul-08	Jul-10	Feb-09	

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

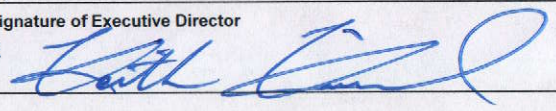
Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: NJ39P002501-07 Replacement Housing Factor Grant No:	2007
	Date of CFFP:	FFY of Grant Approval:

Type of Grant
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _2_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.
[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)/3	$0	$2,465,000	$2,465,000	$1,404,207.21
3	1408 Management Improvements	$1,793,000	$2,571,601	$2,571,601	$2,279.71
4	1410 Administration (may not exceed 10% of line 20)	$1,852,282	$1,852,282	$1,852,282	$1,852,282.00
5	1411 Audit	$0	$0	$0	$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$1,200,000	$1,909,833	$1,909,833	$447,313.19
8	1440 Site Acquisition	$0	$0	$0	$0.00
9	1450 Site Improvement	$1,300,000	$1,667,075	$1,667,075	$266,443.75
10	1460 Dwelling Structures	$9,877,541	$3,771,959	$3,771,959	$2,555,594.32
11	1465.1 Dwelling Equipment - Nonexpendable	$1,000,000	$0	$0	$0.00
12	1470 Non-dwelling Structures	$1,000,000	$95,017	$95,017	$95,016.83
13	1475 Non-dwelling Equipment	$500,000	$244,783	$244,783	$244,783.05
14	1485 Demolition Costs	$0	$2,845,703	$2,845,703	$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$0	$1,099,570	$1,099,570	$0.00
17	1499 Mod Used for Development/4	$0	$0	$0	$0.00
18a	1501 Collaterization or Debt Service paid by the PHA				
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8 % of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	**$18,522,823**	**$18,522,823**	**$18,522,823**	**$6,867,920.06**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	$487,832	$0	$0	$0.00
23	Amount of line 20 Related to Security-Soft Costs	$0	$2,569,321	$2,569,321	$0.00
24	Amount of line 20 Related to Security-Hard Costs		$189,779	$189,779	$189,779.45
25	Amount of line 20 Related to Energy Conservation Measures	$3,974,956	$0	$0	$0.00

(1) To be completed for the Performance and Evaluation Report
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X 	3/5/2009	X	

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:					Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHYSICAL IMPROVEMENTS PROGRAM								
NJ2-01 Seth Boyden Court								
	Comp Need Assessment/Viability Study	1430.0		$36,500	$0	$0	$0.00	
	Consultant Fees	1430.0			$12,521	$12,521	$12,521.45	
	Mold & Mildew Containment-Painting	1450.0		$50,000	$0	$0	$0.00	
	Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
	Surveillance Cameras & Alarm System	1450.0		$80,000	$0	$0	$0.00	
	Site Improvements	1450.0			$2,775	$2,775	$2,775.00	
	Force Account Materials	1460.0			$795	$795	$795.00	
	Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
	Window Guards	1460.0		$50,000	$0	$0	$0.00	
	Entry Doors	1460.0		$60,000	$0	$0	$0.00	
	Roof Work	1460.0		$50,000	$0	$0	$0.00	
	Entry Door System-buzzer	1460.0		$75,000	$0	$0	$0.00	
	Boiler Upgrade	1460.0		$150,000	$0	$0	$0.00	
	Sub total			**$676,613**	**$16,091**	**$16,091**	**$16,091.45**	
NJ2-02 Pennington Court								
	Comp Need Assessment/Viability Study	1430.0		$36,500	$0	$0	$0.00	
	Consultant Fees	1430.0			$5,489	$5,489	$5,489.32	
	Trash Receptacles	1450.0		$15,000	$0	$0	$0.00	
	Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
	Landscaping	1450.0		$5,000	$0	$0	$0.00	
	Force Account Salaries & Benefits	1460.0			$73,250	$73,250	$73,250.34	
	Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
	Window Guards	1460.0		$50,000	$0	$0	$0.00	
	Heat and Hotwater Upgrade	1460.0		$60,000	$0	$0	$0.00	
	Roof Work	1460.0		$50,000	$0	$0	$0.00	
	Entry Doors	1460.0		$60,000	$0	$0	$0.00	
	Canopies	1460.0		$20,000	$0	$0	$0.00	
	Sub total			**$421,613**	**$78,740**	**$78,740**	**$78,739.66**	
NJ2-05 Baxter Terrace								
	Comp Need Assessment/Viability Study	1430.0		$36,500	$0	$0	$0.00	
	Consultant Fees	1430.0			$10,818	$10,818	$10,818.24	
	Mold & Mildew Containment-Painting	1450.0		$5,000	$0	$0	$0.00	
	Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
	Surveillance Cameras & Alarm System	1450.0		$75,000	$0	$0	$0.00	
	Landscaping	1450.0		$5,000	$0	$0	$0.00	
	Garbage Enclosures	1450.0		$15,000	$0	$0	$0.00	
	Force Account Salaries & Benefits	1460.0			$1,068	$1,068	$1,067.83	
	Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
	Window Guards	1460.0		$50,000	$0	$0	$0.00	
	Replacement of basement Doors & Windows	1460.0		$120,000	$0	$0	$0.00	
	Replacement of stair treads, risers, landings	1460.0		$100,000	$0	$0	$0.00	
	Sub total			**$531,613**	**$11,886**	**$11,886**	**$11,886.07**	

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form HUD-50075.1 (4/2008)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2007
Development Number / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds	Total Actual Cost: Funds	Status of Work
NJ2-06 Stephen Crane Village							
Comp Need Assessment/Viability Study	1430.0		$36,500	$0	$0	$0.00	
Consultant Fees	1430.0			$17,080	$17,080	$17,080.05	
Envioronmental &Geotech Services	1430.0			$1,376	$1,376	$1,375.60	
Mold & Mildew Containment-Painting	1450.0		$55,000	$0	$0	$0.00	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$500	$500	$500.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$55,698	$55,698	$55,698.20	
Heating Systems	1460.0			$64,378	$64,378	$64,378.17	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Window Guards	1460.0		$42,585	$0	$0	$0.00	
Non-Dwelling Structures	1470.0			$1,105	$1,105	$1,105.14	
Security Equipment	1475.0			$15,200	$15,200	$15,200.00	
Sub total			**$264,198**	**$155,337**	**$155,337**	**$155,337.16**	
NJ2-07 Hyatt Court							
Comp Need Assessment/Viability Study	1430.0		$29,500	$0	$0	$0.00	
Consultant Fees	1430.0			$11,926	$11,926	$11,925.99	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$301,878	$301,878	$301,877.66	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of basement Doors & Windows	1460.0		$60,000	$36,995	$36,995	$36,995.00	
Sub total			**$219,613**	**$350,799**	**$350,799**	**$350,798.65**	
NJ2-08 Felix Fuld							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$6,690	$6,690	$6,690.26	
Mold & Mildew Containment-Painting	1450.0		$55,000	$0	$0	$0.00	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$1,350	$1,350	$1,350.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of basement Doors & Windows	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$331,613**	**$8,040**	**$8,040**	**$8,040.26**	
NJ2-09 Terrell Homes							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$9,113	$9,113	$9,112.88	
Mold & Mildew Containment-Painting	1450.0		$55,000	$0	$0	$0.00	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$4,500	$4,500	$4,500.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of basement Doors & Windows	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$331,613**	**$13,613**	**$13,613**	**$13,612.88**	
NJ2-10 Kretchmer Community Center							
Professional Services for Design Development	1430.0		$26,500	$0	$0	$0.00	
Sub total			**$26,500**	**$0**	**$0**	**$0.00**	
NJ2-11 Walsh Community Center							
Professional Services for Design Development	1430.0		$26,500	$0	$0	$0.00	
Sub total			**$26,500**	**$0**	**$0**	**$0.00**	

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form HUD-50075.1 (4/2008)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2007
Development Number / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds	Total Actual Cost: Funds	Status of Work
NJ2-14 Bradley Court							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$9,353	$9,353	$9,353.03	
Mold & Mildew Containment-Painting	1450.0		$54,400	$0	$0	$0.00	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$2,920	$2,920	$2,920.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Repair/Replace Condensate units & sump pum	1460.0		$200,000	$0	$0	$0.00	
Replacement of basement Doors & Windows	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$531,013**	**$12,273**	**$12,273**	**$12,273.03**	
NJ2-16 Stephen Crane Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$4,630	$4,630	$4,630.31	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$160,241	$160,241	$160,240.52	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Sub total			**$331,613**	**$164,871**	**$164,871**	**$164,870.83**	
NJ2-17 Kretchmer Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$1,146	$1,146	$1,146.40	
Consultant Fees	1430.0			$13,198	$13,198	$13,198.14	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Security Equipment	1475.0			$39,921	$39,921	$39,920.81	
Sub total			**$331,613**	**$54,265**	**$54,265**	**$54,265.35**	
NJ2-19E Foushee Towers							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$15,000	$15,000	$15,000.00	
Consultant Fees	1430.0			$5,587	$5,587	$5,586.99	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$44,576	$44,576	$44,575.89	
Roofing & Canopies	1460.0			$15,850	$15,850	$15,850.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Install Permanent Heating & Hotwater Equipme	1460.0		$200,000	$0	$0	$0.00	
Sub total			**$531,613**	**$81,013**	**$81,013**	**$81,012.88**	
NJ2-20 A & B Bradley Court II							
Comp Need Assessment/Viability Study	1430.0		$26,500	$966	$966	$966.39	
Consultant Fees	1430.0			$722	$722	$722.13	
Sub total			**$26,500**	**$1,689**	**$1,689**	**$1,688.52**	

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Part II: Supporting Pages

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Development Number / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds	Total Actual Cost: Funds	Status of Work
NJ2-21A Kretchmer Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$22,764	$22,764	$22,763.90	
Surveillance Cameras & Alarm System	1450.0		$75,000	$0	$0	$0.00	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Security Equipment	1475.0			$73,529	$73,529	$73,528.65	
Sub total			**$406,613**	**$96,293**	**$96,293**	**$96,292.55**	
NJ2-21E Seth Boyden Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$11,477	$11,477	$11,477.31	
Surveillance Cameras & Alarm System	1450.0		$75,000	$0	$0	$0.00	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$2,000	$2,000	$2,000.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$26,160	$26,160	$26,159.57	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Sub total			**$406,613**	**$39,637**	**$39,637**	**$39,636.88**	
NJ2-21F Seth Boyden Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$13,246	$13,246	$13,245.55	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$95,107	$95,107	$95,106.82	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Roof Replacement	1460.0		$150,000	$0	$0	$0.00	
Non-Dwelling Structures	1470.0		$0	$2,916	$2,916	$2,915.92	
Security Equipment	1475.0			$39,921	$39,921	$39,920.81	
Sub total			**$481,613**	**$151,189**	**$151,189**	**$151,189.10**	
NJ2-22B Baxter Terrace Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$2,699	$2,699	$2,698.81	
Consultant Fees	1430.0			$5,958	$5,958	$5,957.61	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$3,330	$3,330	$3,330.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$707,011	$707,011	$707,011.29	
Force Account Materials	1460.0			$1,650	$1,650	$1,650.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Non-Dwelling Structres	1470.0			$7,887	$7,887	$7,887.16	
Non-Dwelling Structures-Windows	1470.0			$1,100	$1,100	$1,100.00	
Sub total			**$331,613**	**$729,635**	**$729,635**	**$729,634.87**	

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Development Number / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds	Total Actual Cost Funds	Status of Work
NJ2-22C Stephen Crane Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$8,771	$8,771	$8,770.59	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$38,663	$38,663	$38,662.50	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$128,836	$128,836	$128,835.84	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$175,000	$0	$0	$0.00	
Balcony Enclosures	1460.0		$140,000	$0	$0	$0.00	
Community Room Renovations	1470.0			$22,867	$22,867	$22,867.19	
Security Equipment	1475.0			$3,849	$3,849	$3,849.18	
Office Furniture & Equipment	1475.0			$20,347	$20,347	$20,346.66	
Sub total			**$471,613**	**$223,332**	**$223,332**	**$223,331.96**	
NJ2-22D Stephen Crane Elderly							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$8,096	$8,096	$8,096.45	
Consultant Fees	1430.0			$8,750	$8,750	$8,750.23	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$13,250	$13,250	$13,250.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$58,439	$58,439	$58,438.96	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$200,000	$0	$0	$0.00	
Balcony Enclosures	1460.0		$150,000	$0	$0	$0.00	
Community Room Renovations	1470.0			$3,996	$3,996	$3,995.99	
Security Equipment	1475.0			$15,200	$15,200	$15,200.00	
Office Furniture & Equipment	1475.0		$0	$14,247	$14,247	$14,246.94	
Sub total			**$506,613**	**$121,979**	**$121,979**	**$121,978.57**	
NJ2-25 James C. White Manor							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$5,850	$5,850	$5,850.00	
Consultant Fees	1430.0			$4,793	$4,793	$4,793.14	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Force Account Salaries & Benefits	1460.0			$349	$349	$348.72	
Dwelling Exterior	1460.0			$218,969	$218,969	$218,968.50	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Replacement of Doors, Storm Doors & Windov	1460.0		$200,000	$0	$0	$0.00	
Non-Dwelling Structres	1470.0		$0	$16,098	$16,098	$16,098.32	
Sub total			**$356,613**	**$246,059**	**$246,059**	**$246,058.68**	
NJ2-29 Woodlawn Village							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$6,941	$6,941	$6,941.08	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$276,613**	**$6,941**	**$6,941**	**$6,941.08**	

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Part II: Supporting Pages

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Development Number / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds	Total Actual Cost: Funds	Status of Work
NJ2-30 Bergen Street Village							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$7,002	$7,002	$7,002.14	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$1,600	$1,600	$1,600.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$276,613**	**$8,602**	**$8,602**	**$8,602.14**	
NJ2-31 A & B Chadwick/Mt. Prospect							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$7,057	$7,057	$7,056.85	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$276,613**	**$7,057**	**$7,057**	**$7,056.85**	
NJ2-35 West Side Village							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$8,500	$8,500	$8,499.82	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$276,613**	**$8,500**	**$8,500**	**$8,499.82**	
NJ2-36 Janice Cromer							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$10,873	$10,873	$10,872.78	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$120,000	$0	$0	$0.00	
Electrical Box Upgrade	1460.0		$100,000	$0	$0	$0.00	
Canopy Replacements	1460.0		$20,000	$0	$0	$0.00	
Sub total			**$396,613**	**$10,873**	**$10,873**	**$10,872.78**	
NJ2-37 Oriental							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$7,918	$7,918	$7,918.12	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$120,000	$0	$0	$0.00	
Electrical Box Upgrade	1460.0		$100,000	$0	$0	$0.00	
Canopy Replacements	1460.0		$20,000	$0	$0	$0.00	
Sub total			**$396,613**	**$7,918**	**$7,918**	**$7,918.12**	

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Development Number / General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds	Total Actual Cost: Funds	Status of Work
NJ2-39 Betty Shabazz							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$3,724	$3,724	$3,723.83	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$13,861	$13,861	$13,861.25	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Apartment Renovations	1460.0			$20,375	$20,375	$20,375.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$150,000	$0	$0	$0.00	
Sub total			**$306,613**	**$37,960**	**$37,960**	**$37,960.08**	
NJ2-40 Serenity							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$860	$860	$860.00	
Consultant Fees	1430.0			$3,836	$3,836	$3,835.51	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,714	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$150,000	$0	$0	$0.00	
Sub total			**$306,614**	**$4,696**	**$4,696**	**$4,695.51**	
NJ2-41 A& B Oscar Miles							
Comp Need Assessment/Viability Study	1430.0		$36,500	$0	$0	$0.00	
A&E Services	1430.0			$573	$573	$573.20	
Consultant Fees	1430.0			$5,251	$5,251	$5,250.66	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$91,100	$91,100	$91,100.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Apartment Renovations	1460.0			$12,931	$12,931	$12,931.29	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$150,000	$0	$0	$0.00	
Sub total			**$316,613**	**$109,855**	**$109,855**	**$109,855.15**	
NJ2-42 Kemsco							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$2,170	$2,170	$2,170.00	
Consultant Fees	1430.0			$5,749	$5,749	$5,748.89	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$17,500	$17,500	$17,500.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Apartment Renovations	1460.0			$108,677	$108,677	$108,677.34	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Roof Replacement/Repair	1460.0		$150,000	$0	$0	$0.00	
Storm Doors	1460.0		$120,000	$0	$0	$0.00	
Sub total			**$426,613**	**$134,096**	**$134,096**	**$134,096.23**	

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NJ2-43 Bellemeade							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
A&E Services	1430.0			$3,546	$3,546	$3,545.50	
Consultant Fees	1430.0			$2,636	$2,636	$2,635.50	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$1,175	$1,175	$1,175.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Apartment Renovations	1460.0			$305,500	$305,500	$305,499.68	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Sub total			**$156,613**	**$312,856**	**$312,856**	**$312,855.68**	
NJ2-44 Jose Rosario							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$3,113	$3,113	$3,113.38	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$31,248	$31,248	$31,247.50	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Apartment Renovations	1460.0			$26,863	$26,863	$26,862.70	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Sub total			**$156,613**	**$61,224**	**$61,224**	**$61,223.58**	
NJ2-45 Claremont							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$2,554	$2,554	$2,554.08	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$12,483	$12,483	$12,482.50	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Sub total			**$156,613**	**$15,037**	**$15,037**	**$15,036.58**	
NJ2-46 Townhouses							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$2,554	$2,554	$2,554.08	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Sub total			**$156,613**	**$2,554**	**$2,554**	**$2,554.08**	
NJ2-47 Clinton Ave							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$2,636	$2,636	$2,635.50	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$185	$185	$185.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Apartment Renovations	1460.0			$90,000	$90,000	$90,000.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Sub total			**$156,613**	**$92,821**	**$92,821**	**$92,820.50**	
NJ2-48 Century 21							
Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
Consultant Fees	1430.0			$2,554	$2,554	$2,554.08	
Sidewalks, Parking lots, fencing replacement	1450.0		$14,400	$0	$0	$0.00	
Landscaping	1450.0		$5,000	$0	$0	$0.00	
Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
Sub total			**$156,613**	**$2,554**	**$2,554**	**$2,554.08**	

(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

form HUD-50075.1 (4/2008)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark		Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2007
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds	Total Actual Cost Funds	Status of Work
NJ2-49 Townhouses								
	Consultant Fees	1430.0			$2,391	$2,391	$2,391.25	
	Sub total			**$0**	**$2,391**	**$2,391**	**$2,391.25**	
NJ2-50 A Townhouses North								
	A&E Services	1430.0			$1,043	$1,043	$1,043.20	
	Consultant Fees	1430.0			$1,699	$1,699	$1,699.17	
	Sub total			**$0**	**$2,742**	**$2,742**	**$2,742.37**	
NJ2-50 B Townhouses South Point								
	Comp Need Assessment/Viability Study	1430.0			$0	$0	$0.00	
	Consultant Fees	1430.0			$2,492	$2,492	$2,492.08	
	Sub total			**$0**	**$2,492**	**$2,492**	**$2,492.08**	
NJ2-51 Mt.Pleasant Estates								
	Consultant Fees	1430.0			$783	$783	$783.20	
	Sub total			**$0**	**$783**	**$783**	**$783.20**	
NJ2-52 Wynona Lypman								
	Comp Need Assessment/Viability Study	1430.0		$26,500	$0	$0	$0.00	
	Consultant Fees	1430.0			$6,707	$6,707	$6,706.54	
	Sidewalks, Parking lots, fencing replacement	1450.0		$16,000	$4,495	$4,495	$4,495.00	
	Landscaping	1450.0		$5,000	$0	$0	$0.00	
	Garbage Enclosures	1450.0		$15,000	$0	$0	$0.00	
	Energy Service Contract	1460.0		$110,713	$0	$0	$0.00	
	Storm Doors	1460.0		$120,000	$0	$0	$0.00	
	Sub total			**$293,213**	**$11,202**	**$11,202**	**$11,201.54**	
NJ2-53 Townhouses								
	Consultant Fees	1430.0			$1,140	$1,140	$1,139.89	
	Sub total			**$0**	**$1,140**	**$1,140**	**$1,139.89**	
NJ2-67 Riverside Villa I								
	A&E Services	1430.0			$107,520	$107,520	$107,520.00	
	Consultant Fees	1430.0			$1,618	$1,618	$1,617.75	
	Sidewalks, Parking lots, fencing replacement	1450.0			$11,930	$11,930	$11,930.00	
	Non-Dwelling Structres	1470.0			$9,961	$9,961	$9,960.99	
	Security Equipment	1475.0			$548	$548	$548.22	
	Sub total			**$0**	**$131,577**	**$131,577**	**$131,576.96**	
NJ2-68 Riverside Villa II								
	A&E Services	1430.0			$573	$573	$573.20	
	Consultant Fees	1430.0			$1,801	$1,801	$1,801.05	
	Non-Dwelling Structres	1470.0			$11,754	$11,754	$11,753.98	
	Security Equipment	1475.0			$658	$658	$657.87	
	Sub total			**$0**	**$14,786**	**$14,786**	**$14,786.10**	
NJ2-69 Riverside Villa III								
	Consultant Fees	1430.0			$2,371	$2,371	$2,370.89	
	Non-Dwelling Structres	1470.0			$17,332	$17,332	$17,332.14	
	Security Equipment	1475.0			$954	$954	$953.91	
	Sub total			**$0**	**$20,657**	**$20,657**	**$20,656.94**	

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark		Grant Type and Number: Capital Fund Program Grant No. NJ39P002501-07 CFFP (Yes/No). Replacement Housing Factor Grant No:						Federal FFY of Grant: 2007
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds	Total Actual Cost Funds	Status of Work
NJ2-70 Kretchmer Townhouses								
	Consultant Fees	1430.0			$3,989	$3,989	$3,989.20	
	Envioronmental &Geotech Services	1430.0			$5,120	$5,120	$5,120.00	
	Sidewalks, Parking lots, fencing replacement	1450.0			$11,580	$11,580	$11,580.00	
	Sub total			**$0**	**$20,689**	**$20,689**	**$20,689.20**	
500 Broad Street								
	Prof. Services for Water Infiltration/Structural	1430.0		$26,500	$0	$0	$0.00	
	Elevator Maintenance	1460.0		$100,000	$0	$0	$0.00	
	Window Repair	1470.0		$250,000	$0	$0	$0.00	
	Mechanical & Electrical Upgrade	1470.0		$300,000	$0	$0	$0.00	
	ADA/Sec. 504 Upgrade	1470.0		$450,000	$0	$0	$0.00	
	Sub total			**$1,126,500**	**$0**	**$0**	**$0.00**	
PHA WIDE CAPITAL IMPROVEMENTS PROGRAM								
	A&E Services-Sec.504 /UFAS Compliance	1430.0		$37,832	$0	$0	$0.00	
	A&E Services- Market Analysis	1430.0		$37,836	$0	$0	$0.00	
	A&E Services-Environmental Testing & Remec	1430.0		$37,832	$587,600	$587,600	$0.00	
	A&E Services	1430.0			$874,920	$874,920		
	Perimeter Fencing at various sites	1450.0		$0	$956,955	$956,955		
	Fencing, Sidewalks at various sites	1450.0			$443,676	$443,676		
	Infrastructure Reinforcement	1460.0		$105,000	$0	$0	$0.00	
	Apartment Renovations at various sites	1460.0		$0	$1,216,365	$1,216,365	$0.00	
	Computer Hardware Upgrade	1465.0		$1,000,000	$0	$0	$0.00	
	Computer Hardware Upgrade	1475.0		$500,000	$0	$0	$0.00	
	Office Furniture & Equipment	1475.0		$0	$20,410	$20,410	$20,410.00	
	Authority-wide Demolition	1485.0		$0	$2,845,703	$2,845,703	$0.00	
	Relocation	1495.0		$0	$1,099,570	$1,099,570	$0.00	
	Sub total			**$1,718,500**	**$8,045,199**	**$8,045,199**	**$20,410.00**	
OPERATION COSTS								
	Operation Costs	1406.0		$0	$2,465,000	$2,465,000	$1,404,207.21	
	Sub total			**$0**	**$2,465,000**	**$2,465,000**	**$1,404,207.21**	
AUDIT COSTS								
	Audit Services	1411.0		$0	$0	$0	$0.00	
	Sub total			**$0**	**$0**	**$0**	**$0.00**	
ADMINISTRATIVE COSTS								
	Modernization Department							
	Costs to implement and administer CGP	1410.0		$1,852,282	$1,852,282	$1,852,282	$1,852,282.00	
	Sub total			**$1,852,282**	**$1,852,282**	**$1,852,282**	**$1,852,282.00**	

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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
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Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007

Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds	Funds	
PHA WIDE MANAGEMENT IMPROVEMENTS PROGRAM								
	Management Improvements	1408.0		$0	$2,280	$2,280	$2,279.71	
	Security Services at various sites	1408.0		$0	$2,569,321	$2,569,321	$0.00	
	Home Ownership Program	1408.0		$50,000	$0	$0	$0.00	
	Community Events	1408.0		$50,000	$0	$0	$0.00	
	Healthcare Clinic	1408.0		$100,000	$0	$0	$0.00	
	Resident Services- Supplies	1408.0		$30,000	$0	$0	$0.00	
	Resident Services- Equipment Maint.	1408.0		$10,000	$0	$0	$0.00	
	Resident Services-Contracts	1408.0		$40,000	$0	$0	$0.00	
	Girl Scouts (Contract & Scouting Equipment)	1408.0		$30,000	$0	$0	$0.00	
	Youth Development	1408.0		$50,000	$0	$0	$0.00	
	Boys & Girls Club - After School	1408.0		$50,000	$0	$0	$0.00	
	Summer Programs	1408.0		$25,000	$0	$0	$0.00	
	Travel	1408.0		$95,000	$0	$0	$0.00	
	Special Events	1408.0		$15,000	$0	$0	$0.00	
	Tenant Elections	1408.0		$3,000	$0	$0	$0.00	
	Resident Services - Salaries & Benefits	1408.0		$95,000	$0	$0	$0.00	
	Tenant Orientation	1408.0		$5,000	$0	$0	$0.00	
	Elderly Cleaning Service	1408.0		$30,000	$0	$0	$0.00	
	Tenant Recreation Aides	1408.0		$100,000	$0	$0	$0.00	
	Emergency Contingency Plan	1408.0		$15,000	$0	$0	$0.00	
	Instructional Video Tapes (Townhouse Orientat	1408.0		$100,000	$0	$0	$0.00	
	Software Upgrade	1408.0		$800,000	$0	$0	$0.00	
	Energy Service Consultant	1408.0		$100,000	$0	$0	$0.00	
	Subtotal			**$1,793,000**	**$2,571,601**	**$2,571,601**	**$2,279.71**	
	GRAND TOTAL			**$18,522,823**	**$18,522,823**	**$18,522,823**	**$6,867,920.06**	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PartIII: Implementation Schedule for Capital Fund Financing Program

PHA Name: **Housing Authority of the City of Newark** | Federal FFY of Grant: **2007**

Development Number, Name/PHA-Wide Activities	l Funds Obligated (Quarter Ending Da		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ2-01 Seth Boyden Court	Sep-09	Jul-08	Sep-11		
NJ2-02 Pennington Court	Sep-09	Jul-08	Sep-11		
NJ2-05 Baxter Terrace	Sep-09	Jul-08	Sep-11		
NJ2-06 Stephen Crane Village	Sep-09	Jul-08	Sep-11		
NJ2-07 Hyatt Court	Sep-09	Jul-08	Sep-11		
NJ2-08 Felix Fuld	Sep-09	Jul-08	Sep-11		
NJ2-09 Terrell Homes	Sep-09	Jul-08	Sep-11		
NJ2-14 Bradley Court	Sep-09	Jul-08	Sep-11		
NJ2-16 Stephen Crane Elderly	Sep-09	Jul-08	Sep-11		
NJ2-17 Kretchmer Elderly	Sep-09	Jul-08	Sep-11		
NJ2-19 E Foushee Towers	Sep-09	Jul-08	Sep-11		
NJ2-20A Bradley Court II-Munn Ave	Sep-09	Jul-08	Sep-11		
NJ2-20B Bradley Court II	Sep-09	Jul-08	Sep-11		
NJ2-21A Kretchmer Elderly	Sep-09	Jul-08	Sep-11		
NJ2-21E Seth Boyden Elderly	Sep-09	Jul-08	Sep-11		
NJ2-21F Seth Boyden Elderly	Sep-09	Jul-08	Sep-11		
NJ2-22B Baxter Elderly	Sep-09	Jul-08	Sep-11		
NJ2-22C Stephen Crane Elderly	Sep-09	Jul-08	Sep-11		
NJ2-22D Stephen Crane Elderly	Sep-09	Jul-08	Sep-11		
NJ2-25 James C. White Gardens	Sep-09	Jul-08	Sep-11		
NJ 2-29 Townhouses Woodlawn Village	Sep-09	Jul-08	Sep-11		
NJ 2-30 Townhouses Bergen St. Village	Sep-09	Jul-08	Sep-11		
NJ 2-31A Townhouses Chadwick/Mt. Prospect	Sep-09	Jul-08	Sep-11		
NJ 2-31B Townhouses Stephanie Thompson	Sep-09	Jul-08	Sep-11		
NJ 2-35 Townhouses West Side Village	Sep-09	Jul-08	Sep-11		
NJ 2-36 Janice Cromer Village	Sep-09	Jul-08	Sep-11		
NJ 2-37 Oriental Village	Sep-09	Jul-08	Sep-11		
NJ 2-39 Townhouses Rose, Livingston & Betty Shabazz	Sep-09	Jul-08	Sep-11		
NJ 2-40 Serenity	Sep-09	Jul-08	Sep-11		
NJ 2-41A Oscar Miles Village	Sep-09	Jul-08	Sep-11		
NJ 2-41B Oscar Miles Village	Sep-09	Jul-08	Sep-11		
NJ2-42 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-43 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-44 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-45 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-46 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-47 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-48 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-49 Townhouses	Sep-09	Jul-08	Sep-11		
NJ 2-50 A Townhouses North	Sep-09	Jul-08	Sep-11		
NJ 2-50 B Townhouses South Point	Sep-09	Jul-08	Sep-11		
NJ 2-51 Mt. Pleasant Estates	Sep-09	Jul-08	Sep-11		
NJ 2-52 Winona Lipman Gardens	Sep-09	Jul-08	Sep-11		
NJ2-53 Townhouses	Sep-09	Jul-08	Sep-11		
NJ2-67 Riverside Villa I	Sep-09	Jul-08	Sep-11		
NJ 2-68 Riverside Villa II	Sep-09	Jul-08	Sep-11		
NJ 2-69 Riverside Villa III	Sep-09	Jul-08	Sep-11		
NJ 2-70 Kretchmer Townhouses	Sep-09	Jul-08	Sep-11		
PHA WIDE CAPITAL IMPROVEMENTSPROGRAM	Sep-09	Jul-08	Sep-11		
OPERATION COSTS	Sep-09	Jul-08	Sep-11		
ADMINISTRATIVE/AUDIT COSTS	Sep-09	Jul-08	Sep-11		
PHA WIDE MGMNT IMPROVEMENTS	Sep-09	Jul-08	Sep-11		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: **NJ39P002501-08** Replacement Housing Factor Grant No:	**2008**
	Date of CFFP:_____	FFY of Grant Approval:

Type of Grant

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _2_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.

[ ] Final Performance and Evaluation Report

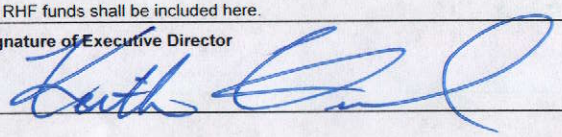
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)/3	$1,057,593	$2,085,249	$2,085,249	$1,057,593
3	1408 Management Improvements	$3,704,565	$1,419,336	$1,419,336	$921,943
4	1410 Administration (may not exceed 10% of line 20)	$1,852,282	$1,852,282	$1,852,282	$581,442
5	1411 Audit	$0	$0	$0	$0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$1,801,414	$3,220,376	$2,542,022	$0
8	1440 Site Acquisition	$0	$0	$0	$0
9	1450 Site Improvement	$1,551,000	$1,600,927	$969,624	$0
10	1460 Dwelling Structures	$6,435,585	$7,082,944	$1,277,359	$0
11	1465.1 Dwelling Equipment - Nonexpendable	$1,250,000	$450,000	$0	$0
12	1470 Non-dwelling Structures	$217,500	$187,500	$0	$0
13	1475 Non-dwelling Equipment	$0	$0	$0	$0
14	1485 Demolition Costs	$0	$0	$0	$0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$258,000	$229,324	$229,324	$229,324
17	1499 Mod Used for Development/4	$0	$0	$0	$0
18a	1501 Collaterization or Debt Service paid by the PHA				
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8 % of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	**$18,127,939**	**$18,127,939**	**$10,375,197**	**$2,790,302.12**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance		$0	$0	$0.00
23	Amount of line 20 Related to Security-Soft Costs	$2,531,822			
24	Amount of line 20 Related to Security-Hard Costs	$900,102			
25	Amount of line 20 Related to Energy Conservation Measures		$0	$0	$0.00

(1) To be completed for the Performance and Evaluation Report

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

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X 	3/5/2009	X	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-08 CFFP (Yes/No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 2001								
NJ2-1	A/E Services - Design	1430	503	$ 74,836	$ 74,836	$ -		
Seth Boyden	Program Mgmt (Relo/Demo/Dispo Process)	1430	503	$ 110,747		$ -		
	Relocation	1495	503	$ 100,000	$ -	$ -		
				$ 285,583	**$ 74,836**	**$ -**	**$ -**	
AMP 2002								
NJ2-2	A/E Services - Design	1430	227	$ 22,491	$ -	$ -		
Pennington Court	Program Mgt.	1430	227	$ 49,979	$ -	$ -		
	Site Security Cameras	1450	227	$ 100,000	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around	1460	4	$ 120,000	$ 120,000	$ -		
	Shower Retrofits	1460	227	$ 436,350	$ 436,350	$ -		
				$ 728,820	**$ 556,350**	**$ -**	**$ -**	
AMP 2005								
NJ2-5	A/E Services - Design	1430	502	$ 49,737	$ 49,737	$ -		
Baxter Terrace	Program Mgt. (Relo/Demo/Dispo Process)	1430	502	$ 110,527		$ -		
	Relocation	1495	502	$ 100,000	$ 130,361	$ 130,361	$ 130,361	
				$ 260,264	**$ 180,098**	**$ 130,361**	**$ 130,361**	
AMP 2006								
NJ2-6	A/E Services - Design	1430	351	$ 34,776	$ 34,776	$ -		
Stephen Crane	Program Mgt. (Relo/Demo/Dispo Process)	1430	351	$ 77,281		$ -		
Village	ATO (Long-term Vacancy Turn-around	1460	4	$ 120,000	$ 120,000	$ -		
	Dwelling Equipment - Heating System Repairs	1465	351	$ 800,000	$ -	$ -		
				$ 1,032,057	**$ 154,776**	**$ -**	**$ -**	
AMP 2007	Operations - Misc	1406	398	$ 261,219	$ 261,219	$ 261,219		
NJ2-7	A/E Services - Design	1430	398	$ 39,433	$ 39,433	$ -		
Hyatt Court	Program Mgt. (Relo/Demo/Dispo Process)	1430	398	$ 87,629		$ -		
	"Momentum" Spruce-up Work (Courtyard, etc)	1450	398	$ 131,000	$ 131,000	$ -		
	Site Security Cameras	1450	398	$ 100,000	$ 100,000	$ -		
	ATO (Long-term Vacancy Turn-around)	1460	12	$ 310,000	$ 310,000	$ -		
	Shower Retrofits	1460	29	$ 64,296	$ 64,296	$ -		
				$ 993,577	**$ 905,948**	**$ 261,219**	**$ -**	
AMP 2008								
NJ2-8	A/E Services - Design	1430	286	$ 28,336	$ 28,336	$ -		
Felix Fuld	Program Mgt. (Relo/Demo/Dispo Process)	1430	286	$ 62,970		$ -		
	Relocation	1495	286	$ 58,000	$ 98,964	$ 98,964	$ 98,964	
				$ 149,306	**$ 127,300**	**$ 98,964**	**$ 98,964**	
AMP 2008								
NJ2-30	A/E Services - Design	1430	50	$ 440	$ 440	$ -		
Bergen St. Village	Program Mgt.	1430	50	$ 979		$ -		
	Dwelling Unit Work - Misc.	1460	50	$ 50,000	$ 50,000	$ -		
				$ 51,419	**$ 50,440**	**$ -**	**$ -**	

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Part II: Supporting Pages

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Grant Type and Number
Capital Fund Program Grant No: NJ39P002501-08 CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2008

Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds	Total Actual Cost Funds	Status of Work
AMP 2008								
NJ2-39	A/E Services - Design	1430	20	$ 176	$ 176	$ -		
Rose & Livingston	Program Mgt.	1430	20	$ 391		$ -		
	Dwelling Unit Work - Roofs	1460	20	$ 20,000	$ 20,000	$ -		
				$ 20,567	**$ 20,176**	**$ -**	**$ -**	
AMP 2009								
NJ2-9	A/E Services - Design	1430	273	$ 77,048	$ 77,048	$ -		
Terrell Homes	Program Mgt.	1430	273	$ 60,107		$ -		
	Site Security Cameras	1450	273	$ 100,000	$ -	$ -		
	Dwelling Unit Work - Electrical Primary to Secondary Conversion/Transformers	1460	273	$ 200,000	$ 200,000	$ -		
	ATO (Long-Term Vacancy Turn-around	1460	8	$ 167,939	$ 167,939	$ -		
	Shower Retrofits	1460	30	$ 66,000	$ 66,000	$ -		
	Non-Dwelling Unit Work - Electrical Primary to Secondary Conversion/Transformers	1465	273	$ 450,000	$ 450,000	$ -		
				$ 1,121,094	**$ 960,987**	**$ -**	**$ -**	
AMP 2014								
NJ2-14	A/E Services - Design	1430	298	$ 29,525	$ 29,525	$ -		
Bradley Court	Program Mgt.	1430	298	$ 65,612		$ -		
	Site Security Cameras	1450	298	$ 100,000	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around	1460	10	$ 300,000	$ 300,000	$ -		
	Shower Retrofits	1460	30	$ 66,000	$ 66,000	$ -		
				$ 561,137	**$ 395,525**	**$ -**	**$ -**	
AMP 2014								
NJ2-20A								
Bradley Court II	A/E Services - Design	1430	18	$ 200	$ 200	$ -		
Munn Ave.	Program Mgt.	1430	18	$ 117		$ -		
	Dwelling Unit Work - Misc.	1460	18	$ 18,000	$ 18,000	$ -		
				$ 18,317	**$ 18,200**	**$ -**	**$ -**	
AMP 2016	Operations - Protective Services	1406	198	0	47362.91	47362.91	47362.91	
NJ2-16	Mgt. Improvements - Protective Services	1408	198	$ 300,366	27395.67	27395.67	$ 27,396	
Stephen Crane	A/E Services - Design	1430	198	$ 12,206	$ 12,206	0		
Elderly	Program Mgt.	1430	198	$ 27,125		0		
	Site Security Cameras	1450	198	$ 50,000	$ -	0		
	ATO (Long-Term Vacancy Turn-around)	1460	2	$ 30,000	$ 30,000	0		
	Non-Dwelling Facilities	1470	198	$ 15,000	$ 15,000	0		
				$ 434,697	**$ 131,965**	**$ 74,759**	**$ 74,759**	
AMP 2016	Operations - Protective Services	1406	374	$ -	$ 78,733	$ 78,733	$ 78,733	
NJ2-22C	Mgt. Improvements - Protective Services	1408	375	$ 568,875	$ 41,589	$ 41,589	$ 41,589	
Stephen Crane	A/E Services - Design	1430	375	$ 23,118	$ 23,118	$ -		
Elderly	Program Mgt.	1430	375	$ 51,374		$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	4	$ 60,000	$ 60,000	$ -		
	Non-Dwelling Facilities	1470	375	$ 22,500	$ 22,500	$ -		
				$ 725,867	**$ 225,940**	**$ 120,322**	**$ 120,322**	

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AMP 2016								
NJ2-22D	Operations - Protective Services	1406	374	$ -	$ 84,945	$ 84,945	$ 84,945	
Stephen Crane	Mgt. Improvements - Protective Services	1408	375	$ 567,358	$ 42,647	$ 42,647	$ 42,647	
Elderly	A/E Services - Design	1430	374	$ 23,057	$ 23,057	$ -		
	Program Mgt.	1430	374	$ 51,237		$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	3	$ 45,000	$ 45,000	$ -		
	Non-Dwelling Facilities	1470	374	$ 22,500	$ 22,500	$ -		
				$ 709,152	**$ 218,149**	**$ 127,592**	**$ 127,592**	
AMP 2017	Operations - Protective Services	1406	197	0	$ 38,773	$ 38,773	$ 38,773	
NJ2-17	Mgt. Improvements - Protective Services	1408	197	$ 298,849	$ 27,379	$ 27,379	$ 27,379	
Kretchmer Elderly	A/E Services - Design	1430	197	$ 12,145	$ 12,145	$ -		
	Program Mgt.	1430	197	$ 26,988		$ -		
	Site Security Cameras	1450	197	$ 50,000	$ -	$ -		
	Dwelling Unit - Roof	1460	197	$ 550,000	$ 550,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	4	$ 60,000	$ 60,000	$ -		
	Non-Dwelling Facilities	1470	197	$ 15,000	$ 15,000	$ -		
				$ 1,012,982	**$ 703,297**	**$ 66,152**	**$ 66,152**	
AMP 2017	Operations - Protective Services	1406	439	$ -	$ 85,650	$ 85,650	$ 85,650	
NJ2-21A	Mgt. Improvements - Protective Services	1408	439	$ 665,963	$ 61,025	$ 61,025	$ 61,025	
Kretchmer Elderly	A/E Services - Design	1430	439	$ 47,064	$ 47,064	$ -		
	Program Mgt.	1430	439	$ 60,142		$ -		
	Site Security Cameras	1450	439	$ 50,000	$ -	$ -		
	Dwelling Unit - Roof	1460	439	$ 750,000	$ 750,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	6	$ 90,000	$ 90,000	$ -		
	Non-Dwelling Facilities	1470	439	$ 30,000	$ 30,000	$ -		
				$ 1,693,169	**$ 1,063,738**	**$ 146,674**	**$ 146,674**	
AMP 2017	Operations - Protective Services	1406	286	$ -	$ 8,103	$ 8,103	$ 8,103	
NJ2-21E	Mgt. Improvements - Protective Services	1408	286	$ 433,862	$ 90,126	$ 90,126	$ 90,126	
Seth Boyden	A/E Services - Design	1430	286	$ 37,632	$ 37,632	$ -		
Elderly	Program Mgt.	1430	286	$ 39,181		$ -		
	Site Security Cameras	1450	286	$ 50,000	$ -	$ -		
	Dwelling Unit - Roof	1460	286	$ 250,000	$ 250,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	4	$ 60,000	$ 60,000	$ -		
				$ 870,675	**$ 445,860**	**$ 98,228**	**$ 98,228**	
AMP 2017	Operations - Protective Services	1406	199	$ -	$ 11,022	$ 11,022	$ 11,022	
NJ2-21F	Mgt. Improvements - Protective Services	1408	199	$ 301,883	$ 60,313	$ 60,313	$ 60,313	
Seth Boyden	A/E Services - Design	1430	199	$ 12,268	$ 12,268	$ -		
Elderly	Program Mgt.	1430	199	$ 27,262		$ -		
	Site Security Cameras	1450	199	$ 50,000	$ -	$ -		
	Dwelling Unit - Roof	1460	199	$ 550,000	$ 550,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	2	$ 30,000	$ 30,000	$ -		
	Non-Dwelling Facilities	1470	199	$ 22,500	$ 22,500	$ -		
				$ 993,913	**$ 686,102**	**$ 71,334**	**$ 71,334**	
AMP 2019	Operations - Protective Services	1406	245		$ 8,994	$ 8,994	$ 8,994	
NJ2-19E	Mgt. Improvements - Protective Services	1408	245	$ 371,665	$ 35,058	$ 35,058	$ 35,058	
GiGi Foushee	A/E Services - Design	1430	245	$ 15,104	$ -	$ -		
	Program Mgmt (Relo/Demo/Dispo Process)	1430	245	$ 33,564	$ -	$ -		
	Site Security Cameras	1450	245	$ 50,000	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	4	$ 60,000	$ -	$ -		
	Non-Dwelling Facilities	1470	245	$ 7,500	$ -	$ -		
				$ 537,833	**$ 44,052**	**$ 44,052**	**$ 44,052**	

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AMP 2025	Operations - Protective Services	1406	206	$ 116,758	$ 116,758	$ 116,758	$ 8,855	
NJ2-25	Mgt. Improvements - Protective Services	1408	206	$ 195,744	$ 34,117	$ 34,117	$ 34,117	
James C. White	A/E Services - Design	1430	206	$ 12,700	$ -	$ -		
	Program Mgmt (Relo/Demo/Dispo Process)	1430	206	$ 28,221	$ -	$ -		
	Site Security Cameras	1450	206	$ -	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	3	$ 45,000	$ -	$ -		
	Non-Dwelling Facilities	1470	206	$ 7,500	$ -	$ -		
					$ -	$ -		
				$ 405,923	**$ 150,875**	**$ 150,875**	**$ 42,972**	
AMP 2221	Operations - Protective Services	1406	250	$ 379,250	$ 379,250	$ 379,250	$ 9,721	
NJ2-22B	Mgt. Improvements - Protective Services	1408	250	$ -	$ 60,783	$ 60,783	$ 60,783	
Baxter Elderly	A/E Services - Design	1430	250	$ 15,412	$ 15,412	$ -		
	Program Mgmt (Relo/Demo/Dispo Process)	1430	250	$ 34,249		$ -		
	Site Security Cameras	1450	250	$ 50,000	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	30	$ 450,000	$ -	$ -		
	Non-Dwelling Facilities	1470	250	$ 15,000	$ -	$ -		
					$ -	$ -		
				$ 943,911	**$ 455,445**	**$ 440,033**	**$ 70,504**	
AMP 3001	A/E Services - Design	1430	54	$ 2,970	$ 2,970	$ -		
NJ2-50A	Program Mgt.	1430	54	$ 6,599		$ -		
North Point					$ -	$ -		
Townhomes				**$ 9,569**	**$ 2,970**	**$ -**	**$ -**	
AMP 3001	A/E Services - Design	1430	89	$ 784	$ 784	$ -		
NJ2-36	Program Mgt.	1430	89	$ 1,742		$ -		
Janice Cromer	Dwelling Unit - Roof	1460	89	$ 89,000	$ 89,000	$ -		
					$ -	$ -		
				$ 91,526	**$ 89,784**	**$ -**	**$ -**	
AMP 3001	A/E Services - Design	1430	95	$ 837	$ 837	$ -		
NJ2-37	Program Mgt.	1430	95	$ 1,859		$ -		
Oriental Village	Dwelling Unit - Roof	1460	95	$ 95,000	$ 95,000	$ -		
					$ -	$ -		
				$ 97,696	**$ 95,837**	**$ -**	**$ -**	
AMP 3001	A/E Services - Design	1430	22	$ 194	$ 194	$ -		
NJ2-42	Program Mgt.	1430	22	$ 431		$ -		
Kemsco - Ogden	Dwelling Unit - Roof	1460	22	$ 22,000	$ 22,000	$ -		
Street	ATO (Long-Term Vacancy Turn-around)	1460	1	$ 30,000	$ 30,000	$ -		
					$ -	$ -		
				$ 52,625	**$ 52,194**	**$ -**	**$ -**	
AMP 3001	A/E Services - Design	1430	9	$ 79	$ 79	$ -		
NJ2-42	Program Mgt.	1430	9	$ 176		$ -		
Kemsco - 77-85	Dwelling Unit - Roof	1460	9	$ 9,000	$ 9,000	$ -		
Mt. Pleasant Ave.	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
						$ -		
				$ 9,255	**$ 9,079**	**$ -**	**$ -**	

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AMP 3002	A/E Services - Design	1430	6	$ 200	$ 200	$ -		
NJ2-20B	Program Mgt.	1430	6	$ 352		$ -		
Bradley Court II	Dwelling Unit - Misc. Work	1460	6	$ 6,000	$ 6,000	$ -		
					$ -	$ -		
				$ 6,552	**$ 6,200**	**$ -**	**$ -**	
AMP 3002	A/E Services - Design	1430	27	$ 238	$ 238	$ -		
NJ2-31B	Program Mgt.	1430	27	$ 528		$ -		
Stephanie	Dwelling Unit - Roofs	1460	27	$ 27,000	$ 27,000	$ -		
Thompson Village	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
					$ -	$ -		
				$ 27,766	**$ 27,238**	**$ -**	**$ -**	
AMP 3002	A/E Services - Design	1430	163	$ 1,436	$ 1,436	$ -		
NJ2-42	Program Mgt.	1430	163	$ 3,190		$ -		
Kemsco	Dwelling Unit - Roofs	1460	163	$ 163,000	$ 163,000	$ -		
	Non-Dwelling Facilities	1470	163	$ 60,000	$ 60,000	$ -		
				$ 227,626	**$ 224,436**	**$ -**	**$ -**	
AMP 3002	A/E Services - Design	1430	9	$ 200	$ 200	$ -		
NJ2-51	Program Mgt.	1430	9	$ 176		$ -		
Mt. Pleasant								
Estates				**$ 376**	**$ 200**	**$ -**	**$ -**	
AMP 3003	A/E Services - Design	1430	47	$ 414	$ 414	$ -		
NJ2-29	Program Mgt.	1430	47	$ 920		$ -		
Woodlawn	Dwelling Unit - Misc	1460	47	$ 47,000	$ 47,000	$ -		
Village					$ -	$ -		
				$ 48,334	**$ 47,414**	**$ -**	**$ -**	
AMP 3003	A/E Services - Design	1430	48	$ 423	$ 423	$ -		
NJ2-35	Program Mgt.	1430	48	$ 939		$ -		
West Side	Dwelling Unit - Roof	1460	48	$ 48,000	$ 48,000	$ -		
Village					$ -	$ -		
				$ 49,362	**$ 48,423**	**$ -**	**$ -**	
AMP 3003	A/E Services - Design	1430	100	$ 881	$ 881	$ -		
NJ2-43	Program Mgt.	1430	100	$ 1,957		$ -		
Bellemead	Dwelling Unit - Roof	1460	100	$ 100,000	$ 100,000	$ -		
						$ -		
				$ 102,838	**$ 100,881**	**$ -**	**$ -**	

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AMP 3003	A/E Services - Design	1430	11	$ 97	$ 97	$ -		
NJ2-44	Program Mgt.	1430	11	$ 215		$ -		
Rosario	Dwelling Unit - Roof	1460	11	$ 11,000	$ 11,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	11	$ -	$ -	$ -		
					$ -	$ -		
				$ 11,312	**$ 11,097**	**$ -**	**$ -**	
AMP 3003	A/E Services - Design	1430	100	$ 881	$ 881	$ -		
NJ2-45	Program Mgt.	1430	100	$ 1,957		$ -		
Claremont	Dwelling Unit - Roof	1460	100	$ -	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	100	$ -	$ -	$ -		
						$ -		
				$ 2,838	**$ 881**	**$ -**	**$ -**	
AMP 3004								
NJ2-39	A/E Services - Design	1430	104	$ 916	$ 916	$ -		
Betty Shabazz	Program Mgt.	1430	104	$ 2,036		$ -		
	Site Security Cameras	1450	104	$ -	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around	1460	104	$ -	$ -	$ -		
	Dwelling Unit - Roofs	1460	104	$ 104,000	$ 104,000	$ -		
						$ -		
				$ 106,952	**$ 104,916**	**$ -**	**$ -**	
AMP 3004								
NJ2-41A								
Oscar Miles	A/E Services - Design	1430	150	$ 1,321	$ 1,321	$ -		
	Program Mgt.	1430	150	$ 2,936		$ -		
						$ -		
	Dwelling Unit - Roofs	1460	150	$ 150,000	$ 150,000	$ -		
				$ 154,257	**$ 151,321**	**$ -**	**$ -**	
AMP 3006	A/E Services - Design	1430	34	$ 299	$ 299	$ -		
NJ2-31A	Program Mgt.	1430	34	$ 665		$ -		
Chadwick/	Dwelling Unit - Roofs	1460	34	$ 34,000	$ 34,000	$ -		
Mt. Prospect	ATO (Long-Term Vacancy Turn-around)	1460	5	$ 150,000	$ 150,000	$ -		
				$ 184,964	**$ 184,299**	**$ -**	**$ -**	
AMP 3006	A/E Services - Design	1430	11	$ 97	$ 97	$ -		
NJ2-40	Program Mgt.	1430	11	$ 215		$ -		
Serentiy	Dwelling Unit - Roof	1460	11	$ 11,000	$ 11,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	1	$ 30,000	$ 30,000	$ -		
				$ 41,312	**$ 41,097**	**$ -**	**$ -**	

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AMP 3006	A/E Services - Design	1430	100	$ 881	$ 881	$ -		
NJ2-47	Program Mgt.	1430	100	$ 1,957		$ -		
Clinton Ave.	Dwelling Unit - Roof	1460	0	$ -	$ -	$ -		
Townhomes				**$ 2,838**	**$ 881**	**$ -**	**$ -**	
AMP 3006	A/E Services - Design	1430	96	$ 845	$ 845	$ -		
NJ2-48	Program Mgt.	1430	96	$ 1,879		$ -		
Century 21	Dwelling Unit - Roof	1460	0	$ -	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
				$ 2,724	**$ 845**	**$ -**	**$ -**	
AMP 3006	A/E Services - Design	1430	13	$ 1,068		$ -		
NJ2-50B	Program Mgt.	1430	13	$ 2,374	$ 2,374	$ -		
Townhomes @	Dwelling Unit - Roof	1460	0	$ -	$ -	$ -		
South Point	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
				$ 3,442	**$ 2,374**	**$ -**	**$ -**	
AMP 3007	A/E Services - Design	1430	49	$ 432	$ 432	$ -		
NJ2-41B	Program Mgt.	1430	49	$ 959		$ -		
Oscar Miles	Dwelling Unit - Roofs	1460	49	$ 49,000	$ 49,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
				$ 50,391	**$ 49,432**	**$ -**	**$ -**	
AMP 3007	A/E Services - Design	1430	83	$ 731	$ 731	$ -		
NJ2-44	Program Mgt.	1430	83	$ 1,625		$ -		
Jose Rosario	Dwelling Unit - Roof	1460	83	$ 83,000	$ 83,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
				$ 85,356	**$ 83,731**	**$ -**	**$ -**	
AMP 3007	A/E Services - Design	1430	14	$ 123	$ 123	$ -		
NJ2-40	Program Mgt.	1430	14	$ 274		$ -		
Serenity	Dwelling Unit - Roof	1460	14	$ 14,000	$ 14,000	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	1	$ 30,000	$ 30,000	$ -		
				$ 44,397	**$ 44,123**	**$ -**	**$ -**	
AMP 3007	A/E Services - Design	1430	0	$ 3,269	$ 3,269	$ -		
NJ2-49	Program Mgt.	1430	0	$ 7,265		$ -		
UNDER	Dwelling Unit - Roof	1460	0	$ -	$ -	$ -		
CONSTRUCTION	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
88 Units				**$ 10,534**	**$ 3,269**	**$ -**	**$ -**	

(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

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-08 CFFP (Yes/No): Replacement Housing Factor Grant No:							Federal FFY of Grant: 2008
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds	Total Actual Cost Funds	Status of Work
AMP 3007	A/E Services - Design	1430	6	$ 493	$ 493	$ -		
NJ2-50B	Program Mgt.	1430	6	$ 1,095		$ -		
Townhomes @	Dwelling Unit - Roof	1460	0	$ -	$ -	$ -		
South Point	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
Sherman Ave. &								
Vanderpool				**$ 1,588**	**$ 493**	**$ -**	**$ -**	
AMP 3009								
NJ2-70	A/E Services - Design	1430	143	$ 90,000	$ 90,000	$ -		
Kretchmer Homes	Program Mgmt (Relo/Demo/Dispo Process)	1430	143	$ 2,799		$ -		
	Sitework	1450	143	$ 35,000	$ 35,000	$ -		
				$ 127,799	**$ 125,000**	**$ -**	**$ -**	
AMP 3010								
NJ2-52	A/E Services - Design	1430	300	$ 2,642	$ 2,642	$ -		
Wynona Lipman	Program Mgmt	1430	300	$ 5,871		$ -		
Gardens				**$ 8,513**	**$ 2,642**	**$ -**	**$ -**	
AMP 3011	Operations - Protective Services	1406	51	$ 76,235	$ 76,235	$ 76,235	$ 10,156	
NJ2-67	Mgt. Improvements - Protective Services	1408	51		$ 15,995	$ 15,995	$ 15,995	
Riverside Villa I	A/E Services - Design	1430	51	$ 10,303	$ 10,303	$ -		
	Program Mgt.	1430	51	$ 988		$ -		
	Site - Security Guardbooth, Traffic Control	1450	51	$ 86,288	$ 86,288	$ -		
	Site - Security Fencing, Lighting, Cameras	1450	51	$ 77,273		$ -		
				$ 251,087	**$ 188,821**	**$ 92,230**	**$ 26,151**	
AMP 3011	Operations - Protective Services	1406	60	$ 91,482	$ 91,482	$ 91,482	$ 487	
NJ2-68	Mgt. Improvements - Protective Services	1408	60		$ 4,385	$ 4,385	$ 4,385	
Riverside Villa II	A/E Services - Design	1430	60	$ 12,121	$ 12,121	$ -		
	Program Mgt.	1430	60	$ 1,162	$ 1,162	$ -		
	Site - Security Guardbooth, Traffic Control	1450	60	$ 101,515		$ -		
	Site - Security Fencing, Lighting, Cameras	1450	60	$ 90,909	$ -	$ -		
				$ 297,189	**$ 109,150**	**$ 95,867**	**$ 4,871**	
AMP 3011	Operations - Protective Services	1406	87	$ 132,649	$ 132,649	$ 132,649	$ 718	
NJ2-69	Mgt. Improvements - Protective Services	1408	87		$ 6,431	$ 6,431	$ 6,431	
Riverside Villa III	A/E Services - Design	1430	87	$ 17,576	$ 17,576	$ -		
	Program Mgt.	1430	87	$ 1,686		$ -		
	Site - Security Guardbooth, Traffic Control	1450	87	$ 147,197	$ 147,197	$ -		
	Site - Security Fencing, Lighting, Cameras	1450	87	$ 131,818	$ 131,818	$ -		
				$ 430,926	**$ 435,671**	**$ 139,080**	**$ 7,149**	
AMP 3012	A/E Services - Design	1430	96	$ 845	$ 845	$ -		
NJ2-46	Program Mgt.	1430	96	$ 1,879	$ -	$ -		
Redevelopment	Dwelling Unit - Roofs	1460	0	$ -	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
					$ -	$ -		
				$ 2,724	**$ 845**	**$ -**	**$ -**	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark		Grant Type and Number: Capital Fund Program Grant No: NJ39P002501-08 CFFP (Yes/No): Replacement Housing Factor Grant No:						Federal FFY of Grant: 2008
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds	Total Actual Cost Funds	Status of Work
AMP 3012	A/E Services - Design	1430	15	$ 1,233	$ 1,233	$ -		
NJ2-50B	Program Mgt.	1430	15	$ 2,739	$ -	$ -		
Townhomes @	Dwelling Unit - Roof	1460	0	$ -	$ -	$ -		
South Point	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
					$ -	$ -		
				$ 3,972	$ 1,233	$ -	$ -	
AMP 3012	A/E Services - Design	1430	75	$ 661	$ 661	$ -		
NJ2-40	Program Mgt.	1430	75	$ 1,468	$ -	$ -		
Serenity	Dwelling Unit - Roof	1460	75	$ 75,000	$ -	$ -		
	ATO (Long-Term Vacancy Turn-around)	1460	3	$ 90,000	$ 90,000	$ -		
				$ 167,129	$ 90,661	$ -	$ -	
AMP 3012	A/E Services - Design	1430	0	$ 2,987	$ 2,987	$ -		
NJ2-53	Program Mgt.	1430	0	$ 6,638	$ -	$ -		
UNDER	Dwelling Unit - Roof	1460	0	$ -	$ -	$ -		
CONSTRUCTION	ATO (Long-Term Vacancy Turn-around)	1460	0	$ -	$ -	$ -		
56 Units								
				$ 9,625	$ 2,987	$ -	$ -	
PHA Wide Physical	Consutant Services for Boilers	1430			$ 88,175	$ 88,175		
Improvements	Boiler Replacement	1460			$ 63,800	$ 63,800		
	A&E Services	1430			$ 562,100	$ 562,100		
	Urban Design Services	1430			$ 1,005,708	$ 1,005,708		
	Roof Replacement at Elderlies	1460			$ 199,130	$ 199,130		
	Authority wide Glass Installation	1460			$ 407,733	$ 407,733		
	Roof Restoration at various sites	1460			$ 606,696	$ 606,696		
	Construction of Signage Monuments at various sites	1450	Various		$ 402,270	$ 402,270		
	Market Analyst	1430			$ 100,000	$ 100,000		
	MOD Consultants	1430			$ 786,039	$ 786,039		
	Exterior Patio at JC White Manor	1450			$ 567,354	$ 567,354		
				$ -	$ 4,789,005	$ 4,789,005	$ -	
Central Office								
Cost Center	Management Fee	1410	All	$ 1,852,282	$ 1,852,282	$ 1,852,282	$ 581,442	
	Operations - Security Salaries & Benefits	1406		$ -	$ 611,508	$ 611,508	$ 611,508	
	Operations - Protective Services	1406			$ 52,566	$ 52,566	$ 52,566	
	Mangement Improvement-Protective Services	1408			$ 912,094	$ 912,094	$ 414,701	
				$ 1,852,282	$ 3,428,450	$ 3,428,450	$ 1,660,216	
	GRAND TOTAL			$18,127,939	$18,127,939	$10,375,197	$2,790,302	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement $0

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

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00250205 Date of CFFP:	2005 FFY of Grant Approval:

Type of Grant

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _2_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds	$0	$0	$0	$0.00
2	1406 Operations (may not exceed 20% of Line 20)3	$0	$0	$0	$0.00
3	1408 Management Improvements	$0	$0	$0	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$0	$0	$0	$0.00
5	1411 Audit	$0	$0	$0	$0.00
6	1415 Liquidated Damages	$0	$0	$0	$0.00
7	1430 Fees and Costs	$0	$0	$0	$0.00
8	1440 Site Acquisition	$0	$0	$0	$0.00
9	1450 Site Improvement	$0	$0	$0	$0.00
10	1460 Dwelling Structures	$0	$0	$0	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	$0	$0	$0	$0.00
12	1470 Non-dwelling Structures	$0	$0	$0	$0.00
13	1475 Non-dwelling Equipment	$0	$0	$0	$0.00
14	1485 Demolition Costs	$0	$0	$0	$0.00
15	1492 Moving to Work Demonstration	$0	$0	$0	$0.00
16	1495.1 Relocation Costs	$0	$0	$0	$0.00
17	1499 Mod Used for Development/4	$8,087,613	$8,087,613	$8,087,613	$79,574.23
18a	1501 Collaterization or Debt Service paid by the PHA				
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8 % of Line 20)	$0			
20	Amount of Annual Grant (Sum of Lines 2-19)				
21	Amount of line 20 Related to LBP Activities	$8,087,613	$8,087,613	$8,087,613	$79,574.23
22	Amount of line 20 Related to Section 504 Compliance	$0	$0	$0	$0.00
23	Amount of line 20 Related to Security-Soft Costs	$0	$0	$0	$0.00
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	$0	$0	$0	$0.00

(1) To be completed for the Performance and Evaluation Report

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

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X	3/5/2009	X	

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark

Grant Type and Number
Capital Fund Program Grant No: CFFP (Yes/No):
Replacement Housing Factor Grant No: NJ39R00250205

Federal FFY of Grant: 2005

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHYSICAL IMPROVEMENTS PROGRAM								
NJ 2- 78 Scudder/Walsh (City View Senior)								
	Construction of Townhouses	1498.0		$5,163,609	1,242,445.36	1,242,445.36	490,839.00	
	Sub total			**$5,163,609**	**1,242,445.36**	**1,242,445.36**	**490,839.00**	
NJ 2-77 Scudder/Walsh (City View Family)								
	Construction of Townhouses	1498.0		$0	2,158,966.00	2,158,966.00	0.00	
	Sub total			**$0**	**2,158,966.00**	**2,158,966.00**	**0.00**	
Scudder/Walsh (City View Home Ownership)								
	Construction of Townhouses	1498.0		$0	1,762,197.64	1,762,197.64	379,285.00	
	Sub total			**$0**	**1,762,197.64**	**1,762,197.64**	**379,285.00**	
NJ 2-47 Townhouses								
	Construction of Townhouses	1498.0		$0	(252,759.00)	(252,759.00)	(252,759.36)	
	Sub total			**$0**	**(252,759.00)**	**(252,759.00)**	**(252,759.36)**	
NJ 2-48 Townhouses								
	Construction of Townhouses	1498.0		$0	(537,790.00)	(537,790.00)	(537,790.41)	
	Sub total			**$0**	**(537,790.00)**	**(537,790.00)**	**(537,790.41)**	
NJ 2-53 Townhouses								
	Construction of Townhouses	1498.0		$2,924,004	2,924,004.00	2,924,004.00	0.00	
	Sub total			**$2,924,004**	**2,924,004.00**	**2,924,004.00**	**0.00**	
Townhouses at Montgommery St								
	Construction of Townhouses	1498.0		$0	$790,549	$790,549	$0.00	
	Sub total			**$0**	**$790,549**	**$790,549**	**$0.00**	
	GRAND TOTAL			**$8,087,613**	**$8,087,613**	**$8,087,613**	**$79,574.23**	

(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

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Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Partlll: Implementation Schedule for Capital Fund Financing Program

PHA Name: **Housing Authority of the City of Newark**

Federal FFY of Grant: **2005**

Development Number, Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates (1)
	Original Obligation End	Actual Obligation End	Original Expenditure	Actual Expenditure	
NJ 2- 78 Scudder/Walsh (City View Senior)	Aug-07	Aug-07	Aug-09		
NJ 2-77 Scudder/Walsh (City View Family)	Aug-07	Aug-07	Aug-09		
Scudder/Walsh (City View Home Ownership)	Aug-07	Aug-07	Aug-09		
NJ 2-47 Townhouses	Aug-07	Aug-07	Aug-09		
NJ 2-48 Townhouses	Aug-07	Aug-07	Aug-09		
NJ 2-53 Townhouses	Aug-07	Aug-07	Aug-09		
Townhouses at Montgommery St	Aug-07		Aug-09		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00250106 Date of CFFP:	2006 FFY of Grant Approval:

Type of Grant

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _2_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)/3	$0	$0	$0	$0.00
3	1408 Management Improvements	$0	$0	$0	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$0	$0	$0	$0.00
5	1411 Audit	$0	$0	$0	$0.00
6	1415 Liquidated Damages	$0	$0	$0	$0.00
7	1430 Fees and Costs	$0	$0	$0	$0.00
8	1440 Site Acquisition	$0	$0	$0	$0.00
9	1450 Site Improvement	$0	$0	$0	$0.00
10	1460 Dwelling Structures	$0	$0	$0	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	$0	$0	$0	$0.00
12	1470 Non-dwelling Structures	$0	$0	$0	$0.00
13	1475 Non-dwelling Equipment	$0	$0	$0	$0.00
14	1485 Demolition Costs	$0	$0	$0	$0.00
15	1492 Moving to Work Demonstration	$0	$0	$0	$0.00
16	1495.1 Relocation Costs	$0	$0	$0	$0.00
17	1499 Mod Used for Development/4	$259,476	$259,476	$259,476	$0.00
18a	1501 Collaterization or Debt Service paid by the PHA	$0	$0	$0	$0.00
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment	$0	$0	$0	$0.00
19	1502 Contingency (may not exceed 8 % of Line 20)	$0	$0	$0	$0.00
20	Amount of Annual Grant (Sum of Lines 2-19)	**$259,476**	**$259,476**	**$259,476**	**$0.00**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	$0	$0	$0	$0.00
23	Amount of line 20 Related to Security-Soft Costs	$0	$0	$0	$0.00
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	$0	$0	$0	$0.00

(1) To be completed for the Performance and Evaluation Report

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

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X	3/5/2009	X	

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: NJ39R00250106						Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHYSICAL IMPROVEMENTS PROGRAM								
Scudder/Walsh (City View family)	Construction of Townhouses	1498.0		$259,476	$259,476	$259,476	$0.00	
	Sub total			$259,476	$259,476	$259,476	$0.00	
	GRAND TOTAL			$259,476	$259,476	$259,476	$0.00	

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PartIII: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Newark					**Federal FFY of Grant: 2006**
Development Number, Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates (1)
	Original Obligation End	Actual Obligation End	Original Expenditure	Actual Expenditure	
Scudder/Walsh (City View Family)	**Jul-08**	**Dec-07**	**Jul-10**		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00250206 Date of CFFP:	2006 FFY of Grant Approval:

Type of Grant

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _2_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)/3	$0	$0	$0	$0.00
3	1408 Management Improvements	$0	$0	$0	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$0	$0	$0	$0.00
5	1411 Audit	$0	$0	$0	$0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$0	$0	$0	$0.00
8	1440 Site Acquisition	$0	$0	$0	$0.00
9	1450 Site Improvement	$0	$0	$0	$0.00
10	1460 Dwelling Structures	$0	$0	$0	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	$0	$0	$0	$0.00
12	1470 Non-dwelling Structures	$0	$0	$0	$0.00
13	1475 Non-dwelling Equipment	$0	$0	$0	$0.00
14	1485 Demolition Costs	$0	$0	$0	$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$0	$0	$0	$0.00
17	1499 Mod Used for Development/4	$4,168,420	$4,168,420	$4,168,420	$0.00
18a	1501 Collaterization or Debt Service paid by the PHA				
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8 % of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	**$4,168,420**	**$4,168,420**	**$4,168,420**	**$0.00**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	$0	$0	$0	$0.00
23	Amount of line 20 Related to Security-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs	$0	$0	$0	$0.00
25	Amount of line 20 Related to Energy Conservation Measures	$0	$0	$0	$0.00

(1) To be completed for the Performance and Evaluation Report

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

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X	3/5/2009	X	

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number: Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: NJ39R00250206	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHYSICAL IMPROVEMENTS PROGRAM								
NJ 2-38 Townhouses								
	Construction of Townhouses	1498.0		$2,038,562	$1,133,104	$1,133,104	$0.00	
	Sub total			**$2,038,562**	**$1,133,104**	**$1,133,104**	**$0.00**	
NJ 2-49 Townhouses								
	Construction of Townhouses	1498.0		$1,329,202	$2,234,660	$2,234,660	$0.00	
	Sub total			**$1,329,202**	**$2,234,660**	**$2,234,660**	**$0.00**	
NJ 2-53 Townhouses								
	Construction of Townhouses	1498.0		$800,656	$800,656	$800,656	$0.00	
	Sub total			**$800,656**	**$800,656**	**$800,656**	**$0.00**	
	GRAND TOTAL			**$4,168,420**	**$4,168,420**	**$4,168,420**	**$0.00**	

(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

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PartIII: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Newark | **Federal FFY of Grant: 2006**

Development Number, Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates (1)
	Original Obligation End	Actual Obligation End	Original Expenditure	Actual Expenditure	
NJ2-38 Townhouses	**Jul-08**	**Dec-07**	**Jul-10**		
NJ2-49 Townhouses	**Jul-08**	**Dec-07**	**Jul-10**		
NJ2-53 Townhouses	**Jul-08**	**Dec-07**	**Jul-10**		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00250207 Date of CFFP:	2007 FFY of Grant Approval:

Type of Grant

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _2_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)3	$0	$0	$0	$0.00
3	1408 Management Improvements	$0	$0	$0	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$432,621	$432,621	$0	$0.00
5	1411 Audit	$0	$0	$0	$0.00
6	1415 Liquidated Damages	$0	$0	$0	$0.00
7	1430 Fees and Costs	$0	$0	$0	$0.00
8	1440 Site Acquisition	$0	$0	$0	$0.00
9	1450 Site Improvement	$0	$0	$0	$0.00
10	1460 Dwelling Structures	$0	$0	$0	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	$0	$0	$0	$0.00
12	1470 Non-dwelling Structures	$0	$0	$0	$0.00
13	1475 Non-dwelling Equipment	$0	$0	$0	$0.00
14	1485 Demolition Costs	$0	$0	$0	$0.00
15	1492 Moving to Work Demonstration	$0	$0	$0	$0.00
16	1495.1 Relocation Costs	$0	$0	$0	$0.00
17	1499 Mod Used for Development/4	$4,048,802	$4,048,802	$4,048,802	$0.00
18a	1501 Collaterization or Debt Service paid by the PHA				
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8 % of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	**$4,481,423**	**$4,481,423**	**$4,048,802**	**$0.00**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	$0	$0	$0	$0.00
23	Amount of line 20 Related to Security-Soft Costs	$0	$0	$0	$0.00
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	$0	$0	$0	$0.00

(1) To be completed for the Performance and Evaluation Report

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

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X	3/5/2009	X	

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: NJ39R00250207						Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
ADMINISTRATIVE COSTS								
	Modernization Department							
	Costs to implement and administer CFP/RHF	1410.0		$432,621	$432,621	$0	$0.00	
	Sub total			**$432,621**	**$432,621**	**$0**	**$0.00**	
PHYSICAL IMPROVEMENTS PROGRAM								
NJ 2-38 Townhouses								
	Construction of Townhouses	1498.0		$0	$793,513	$793,513	$0.00	
	Sub total			**$0**	**$793,513**	**$793,513**	**$0.00**	
NJ 2-49 Townhouses								
	Construction of Townhouses	1498.0		$1,163,012	$1,727,788	$1,727,788	$0.00	
	Sub total			**$1,163,012**	**$1,727,788**	**$1,727,788**	**$0.00**	
NJ 2-53 Townhouses								
	Construction of Townhouses	1498.0		$2,885,790	$91,470	$91,470	$0.00	
	Sub total			**$2,885,790**	**$91,470**	**$91,470**	**$0.00**	
Townhouses at Montgommery St								
	Construction of Townhouses	1498.0		$0	$1,436,031	$1,436,031	$0.00	
	Sub total			**$0**	**$1,436,031**	**$1,436,031**	**$0.00**	
	GRAND TOTAL			**$4,481,423**	**$4,481,423**	**$4,048,802**	**$0.00**	

(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

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PartIII: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Newark | **Federal FFY of Grant: 2007**

Development Number, Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates (1)
	Original Obligation End	Actual Obligation End	Original Expenditure	Actual Expenditure	
NJ 2-49 Townhouses	**Sep-09**	**Feb-08**	**Sep-11**		
NJ 2-53 Townhouses	**Sep-09**	**Feb-08**	**Sep-11**		
Townhouses at Montgommery St	**Sep-09**	**Feb-08**	**Sep-11**		
ADMINISTRATIVE COSTS	**Sep-09**		**Sep-11**		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant Approval
Housing Authority of the City of Newark	Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00250208 Date of CFFP:	2008 FFY of Grant Approval:

Type of Grant

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number _1_ [X] Performance and Evaluation Report for Program Year Ending, December 31, 2008.

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/1	
		Original	Revised/2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of Line 20)/3	$0	$0	$0	$0.00
3	1408 Management Improvements	$0	$0	$0	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$357,439	$357,439	$0	$0.00
5	1411 Audit	$0	$0	$0	$0.00
6	1415 Liquidated Damages	$0	$0	$0	$0.00
7	1430 Fees and Costs	$0	$0	$0	$0.00
8	1440 Site Acquisition	$0	$0	$0	$0.00
9	1450 Site Improvement	$0	$0	$0	$0.00
10	1460 Dwelling Structures	$0	$0	$0	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	$0	$0	$0	$0.00
12	1470 Non-dwelling Structures	$0	$0	$0	$0.00
13	1475 Non-dwelling Equipment	$0	$0	$0	$0.00
14	1485 Demolition Costs	$0	$0	$0	$0.00
15	1492 Moving to Work Demonstration	$0	$0	$0	$0.00
16	1495.1 Relocation Costs	$0	$0	$0	$0.00
17	1499 Mod Used for Development/4	$3,216,959	$3,216,959	$3,216,959	$0.00
18a	1501 Collaterization or Debt Service paid by the PHA				
18ba	9000 Collaterization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8 % of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	**$3,574,398**	**$3,574,398**	**$3,216,959**	**$0.00**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	$0	$0	$0	$0.00
23	Amount of line 20 Related to Security-Soft Costs	$0	$0	$0	$0.00
24	Amount of line 20 Related to Security-Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	$0	$0	$0	$0.00

(1) To be completed for the Performance and Evaluation Report

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

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
X	3/5/2009	X	

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Newark	Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: NJ39R00250208					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Work
ADMINISTRATIVE COSTS								
	Modernization Department							
	Costs to implement and administer CFP/RHF	1410.0		$357,439	$357,439	$0	$0.00	
	Sub total			**$357,439**	**$357,439**	**$0**	**$0.00**	
PHYSICAL IMPROVEMENTS PROGRAM								
Townhouses at Montgommery St								
	Construction of Townhouses	1498.0		$3,216,959	$3,216,959	$3,216,959	$0.00	
	Sub total			**$3,216,959**	**$3,216,959**	**$3,216,959**	**$0.00**	
	GRAND TOTAL			**$3,574,398**	**$3,574,398**	**$3,216,959**	**$0.00**	

(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

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

PartIII: Implementation Schedule for Capital Fund Financing Program

PHA Name: **Housing Authority of the City of Newark** | Federal FFY of Grant: **2008**

Development Number, Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates (1)
	Original Obligation End	Actual Obligation End	Original Expenditure	Actual Expenditure	
Townhouses at Montgommery St	**Jun-10**	**Feb-08**	**Jun-12**		
ADMINISTRATIVE COSTS	**Jun-10**		**Jun-12**		

1 Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

Development Cost Budget/ Cost Statement

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

OMB Approval No. 2577-0036 (exp. 5/31/2004)

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total		NJ39 - P002 - 053
56		56	Public Housing Agency: HOUSING AUTHORITY OF THE CITY OF NEWARK	Locality of Project: NEWARK, NEW JERSEY

No financial or technical assistance may be provided to a project pursuant to an Annual Contributions Contract unless a PHA Proposal, including a development cost budget, has been approved (24 CFR 941).

Housing Type and Production Method	Turnkey	Conv.	Force Act.
New Construction	X		
ACQ W/Subst. Rehab.			
ACQ WO/Subst. Rehab.			

Status (Check one)

- [ ] PHA Proposal (PP) Budget
- [ ] Budget Between PP and Contract Award
- [ ] Final Development Cost Budget
- [ ] Contract of Sale/Contract Award Budget
- [X] Development Cost Control Statement
- [ ] Budget Between Contract Award & Final
- [ ] Statement of Actual Development Cost

Subpart I - Budget

Line No.	Account Classification (a)		Latest Approved Budget Date 7/01/08 (b)	Actual Development Cost Incurred To 12/31/08 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Developer's Price								
1	1440	Site	56,000		56,000		56,000	
2	1450	Site Improvements	1,694,000		1,694,000		1,694,000	
3	1460	Dwelling Construction	5,800,000		5,800,000		5,800,000	
4	1465	Dwelling Equipment					0	
5	1470	Nondwelling Construction	435,000		435,000		435,000	
6	1475	Nondwelling Equipment					0	
7	1430.1	Archit. & Engr. Svcs.	230,000		230,000		230,000	
8		Other	565,000		565,000		565,000	
9		**Total Developer's Price**	**8,780,000**		**8,780,000**		**8,780,000**	
Public Housing Agency Costs								
		Operations						
10	1406	Operations						
		Administration						
11	1410.1	Nontechnical Salaries	354,918	354,918	0		354,918	
12	1410.2	Technical Salaries					0	
13	1410.4	Legal Expenses	125,125	156,587	(31,462)	31,462	156,587	
14	1410.9	Employee Benefit Contribution	127,340	127,340	0		127,340	
15	1410.10	Travel	1,500		1,500	(1,500)	0	
16	1410.18	Equipment Expended					0	
17	1410.19	Sundry	3,372	1,910	1,462	(1,462)	1,910	
18		**Total Administration**	**612,255**	**640,755**	**(28,500)**	**28,500**	**640,755**	
		Liquidated Damages						
	1415	Liquidated Damages						
		Interest						
20	1420.1	Interest to HUD						
21	1420.2	Interest on Notes--Non-HUD						
22	1420.7	Interest Earned from Invest.						
23		**Total Interest**						
		Initial Operating Deficit						
24	1425	Initial Operating Deficit	**21,343**		**21,343**	(21,343)	**0**	
		Planning						
25	1430.1	Architectural & Engr. Fees	107,813	249,192	(141,379)	141,379	249,192	
26	1430.2	Consultant Fees	7,003	7,003	0		7,003	
27	1430.6	Permit Fees						
28	1430.7	Inspection Costs	420,278	420,278	0	0	420,278	
29	1430.9	Housing Surveys						
30	1430.19	Sundry Planning Costs						
31		**Total Planning**	**535,094**	**676,473**	**(141,379)**	**141,379**	**676,473**	

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Copy Number:	PR/Project Number: NJ39 - P002 - 053

Subpart I - Budget (continued)

Line No.	Account Classification (a)	Latest Approved Budget Date 7/01/08 (b)	Actual Development Cost Incurred To 12/31/08 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Site Acquisition							
32	1440.1 Property Purchases	49,000	49,000	0		49,000	
33	1440.2 Condemnation Deposits					0	
34	1440.3 Excess Property					0	
35	1440.4 Surveys and Maps	10,000	5,650	4,350	(4,350)	5,650	
36	1440.5 Appraisals	2,250		2,250	(2,250)	0	
37	1440.6 Title Information	15,000		15,000	(15,000)	0	
38	1440.8 Legal Costs-Site	4,000		4,000	(4,000)	0	
39	1440.10 Option Negotiations					0	
40	1440.12 Current Tax Settlement					0	
41	1440.19 Sundry Site Costs	20,000	10,852	9,148	(9,148)	10,852	
42	1440.20 Site Net Income						
43	**Total Site Acquisition**	**100,250**	**65,502**	**34,748**	(34,748)	**65,502**	
44	1450 **Site Improvements**						
45	1460 **Dwelling Construction**						
46	1465 **Dwelling Equipment**	**14,882**		**14,882**	(14,882)	**0**	
47	1470 **Nondwelling Construction**						
48	1475 **Nondwelling Equipment**	**7,436**		**7,436**	(7,436)	**0**	
49	1480 **Contract Work in Progress**						
50	1485 **Demolition**						
51	1495 **Relocation Costs**						
52	1499 **Development Used for Mod.**						
53	**Total** (Including Donations)	**10,071,260**	**1,382,730**	**8,688,530**	**91,470**	**10,162,730**	
54	Less Donations	(3,780,660)		(3,780,660)	(91,470)	(3,872,130)	
55	**Total Before Contingency** (less Donations)	**6,290,600**	**1,382,730**	**4,907,870**	0	**6,290,600**	
56	Contingency: 1% to 5% (or less) of line 55	0		0	0	0	
57	**Total Development Cost**	**6,290,600**	**1,382,730**	**4,907,870**	0	**6,290,600**	

Subpart II - Detail of Other in Developer's Price

	$ In Developer's Price
1. Developer's Fee and Overhead	410,000
2. Interim Financing	155,000
3. Closing Costs	N/A
4. Property Taxes and Assessments	N/A
5. State or Local Sales, Excise or Other Taxes	N/A
6. Other Additional Funds	
Total Other	$ **565,000**

Subpart III - Supporting Data for Cost Estimates

For the PP Budget, attach an itemized breakdown of the costs chargeable to each of the following accounts. For subsequent budgets, provide this information only for accounts that are being changed.

1410.1 and 1410.2: List, by job title, each PHA employee whose salary or portions thereof, will be chargeable to these accounts. For each, show the annual rate of gross salary, the estimated length of time to be spent in connection with development of th

1410.19: List and show the cost of each item of administrative and general expense for which a specific account is not provided in the 1410 group of accounts. If only a portion of the cost of any item will be chargeable to this project, show the percent

1430.2 List all planning consultants not paid under the architect's contract and, for each, identify and show the cost of the services provided.

1430.7: Provide the same information required for 1410.1 and 1410.2, listing employees of the architect (or PHA when use of PHA employees has been previously approved) who will perform inspection work for the project.

1450: Where off-site facilities are proposed to be included, identify and show the cost of such facilities and provide justification for including such costs in TDC.

1465: Identify and show the cost of each item included in this account.

1475: Complete the Table below and, on a separate attachment, list and show the cost of each item included in each sub-account.

Nondwelling Equipment (1475)		Cost
1,475.10	Office Furniture and Equipment	7,436
1,475.20	Maintenance Equipment	0
1,475.30	Community Space Equipment	0
1,475.70	Automotive Equipment	
1,475.90	Expendable Equipment	0
Total Nondwelling Equipment		7,436

1495: State the number of households and businesses to be displaced, and identify and show the estimated cost of relocation services and payments to be provided.

Copy Number:	PR/Project Number: NJ39 - P002 - 053

Subpart IV - New Construction - Prototype Cost Comparison Percentage

A. Dwelling Construction and Equipment (DC&E) Cost from Subpart I
1. Total for Account 1460 $ _____
2. Total for Account 1465 _____
3. Subtotal (1+2) $ _____
4. Contingency (___% x line 3) _____
5. Total DC&E (3+4) $ _____

B. PPCL Total _____
(Attach calculation from PP, Part I, Subpart B, Item 3)

C. Comparison Percentage = _____ %
(Line A5 divided by Line B)

Subpart V - Acquisition-Development Cost Comparison Percentage

A. Proposed TDC from Subpart I $ _____

B. Hypothetical TDC $ _____
(Attach calculation from PP, Part I, Subpart B, Item 5a or, if applicable, other estimate and rationale.)

C. Comparison Percentage = _____
(Line A divided by B)

Subpart VI - Detail of Donations

Line No.	Item (Please List)	Amount Value
1	RHF 2005 (2nd INCR.)	2,924,004
2	RHF 2006 (2nd INCR.)	800,656
3	LAND LEASE REVENUE	56,000
4	RHF 2007	91,470
	Total	3,872,130

Subpart VII - Previously Approved Budgets

List chronologically the dates and TDC on all previously approved budgets, beginning with the PHA Proposal (P) Budget, and state the purpose (I.e., one of the budgets listed in the "Status" block on page 1 and any amendments thereto).

Date	TDC	Purpose
1/15/2003	6,290,600	DP
5/13/2004	6,290,600	PHA Proposal
7/20/2005	6,290,600	DP
1/24/2006	6,290,600	DP
4/24/2006	6,290,600	DP
4/18/2007	6,290,600	Revision
10/11/2007	6,290,600	Revision
4/16/2008	6,290,600	Revision
7/1/2008	6,290,600	Revision

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Submitted By: Name & Title of Official Authorized to Sign for PHA:

Debra Toothman **Chief Financial Officer**

Signature of PHA's Authorized Official & Date

X Debra K. Toothman **1/22/2009**

For HUD Use Only

Recommended for Approval By: Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

Approved By: Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

form HUD-52484 (8/96)
ref Handbook 7417.1

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Development Cost Budget/ Cost Statement

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

OMB Approval No. 2577-0036 (exp. 5/31/2004)

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total		NJ39 - P002 - 050
88		88	Public Housing Agency: HOUSING AUTHORITY OF THE CITY OF NEWARK	Locality of Project: NEWARK, NEW JERSEY

No financial or technical assistance may be provided to a project pursuant to an Annual Contributions Contract unless a PHA Proposal, including a development cost budget, has been approved (24 CFR 941).

Housing Type and Production Method	Turnkey	Conv.	Force Act.
New Construction	X		
ACQ W/Subst. Rehab.			
ACQ WO/Subst. Rehab.			

Status (Check one)

- [ ] PHA Proposal (PP) Budget
- [ ] Budget Between PP and Contract Award
- [ ] Final Development Cost Budget
- [ ] Contract of Sale/Contract Award Budget
- [X] Development Cost Control Statement
- [ ] Budget Between Contract Award & Final
- [ ] Statement of Actual Development Cost

Subpart I - Budget

Line No.		Account Classification (a)	Latest Approved Budget Date 4/18/07 (b)	Actual Development Cost Incurred To 12/31/08 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Developer's Price								
1	1440	Site	138,000	138,000	0			
2	1450	Site Improvements	2,500,000	2,500,000	0			
3	1460	Dwelling Construction	10,033,000	10,033,000	0			
4	1465	Dwelling Equipment						
5	1470	Nondwelling Construction	500,000	500,000	0			
6	1475	Nondwelling Equipment						
7	1430.1	Archit. & Engr. Svcs.	405,000	405,000	0			
8		Other	1,057,000	1,057,000	0			
9		**Total Developer's Price**	**14,633,000**	**14,633,000**	**0**			
Public Housing Agency Costs								
Operations								
10	1406	Operations						
Administration								
11	1410.1	Nontechnical Salaries	419,768	243,073	176,695			
12	1410.2	Technical Salaries						
13	1410.4	Legal Expenses	10,000		10,000			
14	1410.9	Employee Benefit Contribution	138,523	87,588	50,935			
15	1410.10	Travel	1,500		1,500			
16	1410.18	Equipment Expended						
17	1410.19	Sundry	15,500	3,962	11,538			
18		**Total Administration**	**585,291**	**334,623**	**250,668**			
Liquidated Damages								
	1415	Liquidated Damages						
Interest								
20	1420.1	Interest to HUD						
21	1420.2	Interest on Notes--Non-HUD						
22	1420.7	Interest Earned from Invest.						
23		**Total Interest**						
Initial Operating Deficit								
24	1425	Initial Operating Deficit	**66,998**		**66,998**			
Planning								
25	1430.1	Architectural & Engr. Fees	40,746	20,284	20,462			
26	1430.2	Consultant Fees	4,450		4,450			
27	1430.6	Permit Fees						
28	1430.7	Inspection Costs	184,050	184,050	0			
29	1430.9	Housing Surveys						
30	1430.19	Sundry Planning Costs						
31		**Total Planning**	**229,246**	**204,334**	**24,912**			

Copy Number:	PR/Project Number: NJ39 - P002 - 050

Subpart I - Budget (continued)

Line No.	Account Classification (a)		Latest Approved Budget Date 4/18/07 (b)	Actual Development Cost Incurred To 12/31/08 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Site Acquisition								
32	1440.1	Property Purchases	149,985	149,985	0			
33	1440.2	Condemnation Deposits						
34	1440.3	Excess Property						
35	1440.4	Surveys and Maps	27,533	27,533	0			
36	1440.5	Appraisals	5,000	5,000	0			
37	1440.6	Title Information	31,200	23,549	7,651			
38	1440.8	Legal Costs-Site						
39	1440.10	Option Negotiations						
40	1440.12	Current Tax Settlement	21,002		21,002			
41	1440.19	Sundry Site Costs	38,084	38,084	0			
42	1440.20	Site Net Income						
43		**Total Site Acquisition**	**272,804**	**244,151**	**28,653**			
44	1450	**Site Improvements**	**67,726**		**67,726**			
45	1460	**Dwelling Construction**						
46	1465	**Dwelling Equipment**	**88,000**	**51,994**	**36,006**			
47	1470	**Nondwelling Construction**						
48	1475	**Nondwelling Equipment**	**200,000**	**10,884**	**189,116**			
49	1480	**Contract Work in Progress**						
50	1485	**Demolition**						
51	1495	**Relocation Costs**						
52	1499	**Development Used for Mod.**						
53	**Total** (Including Donations)		**16,143,065**	**15,478,986**	**664,079**			
54	Less Donations		(6,599,191)	(6,599,191)	0			
55	**Total Before Contingency** (less Donations)		**9,543,874**	**8,879,795**	**664,079**			
56	Contingency: 1% to 5% (or less) of line 55		316,926	0	316,926			
57	**Total Development Cost**		**9,860,800**	**8,879,795**	**981,005**			

Subpart II - Detail of Other in Developer's Price

		$ In Developer's Price
1.	Developer's Fee and Overhead	757,000
2.	Interim Financing	300,000
3.	Closing Costs	N/A
0	Property Taxes and Assessments	N/A
5.	State or Local Sales, Excise or Other Taxes	N/A
6.	Other Additional Funds	$ 1,057,000
	Total Other	

Subpart III - Supporting Data for Cost Estimates

For the PP Budget, attach an itemized breakdown of the costs chargeable to each of the following accounts. For subsequent budgets, provide this information only for accounts that are being changed.

1410.1 and 1410.2: List, by job title, each PHA employee whose salary or portions thereof, will be chargeable to these accounts. For each, show the annual rate of gross salary, the estimated length of time to be spent in connection with development of th

1410.19: List and show the cost of each item of administrative and general expense for which a specific account is not provided in the 1410 group of accounts. If only a portion of the cost of any item will be chargeable to this project, show the percent

1430.2 List all planning consultants not paid under the architect's contract and, for each, identify and show the cost of the services provided.

1430.7: Provide the same information required for 1410.1 and 1410.2, listing employees of the architect (or PHA when use of PHA employees has been previously approved) who will perform inspection work for the project.

1450: Where off-site facilities are proposed to be included, identify and show the cost of such facilities and provide justification for including such costs in TDC.

1465: Identify and show the cost of each item included in this account.

1475: Complete the Table below and, on a separate attachment, list and show the cost of each item included in each sub-account.

Nondwelling Equipment (1475)		Cost
1475.1	Office Furniture and Equipment	30,000
1475.2	Maintenance Equipment	150,000
1475.3	Community Space Equipment	20,000
1475.7	Automotive Equipment	0
1475.9	Expendable Equipment	0
Total Nondwelling Equipment		200,000

1495: State the number of households and businesses to be displaced, and identify and show the estimated cost of relocation services and payments to be provided.

Copy Number:	PR/Project Number: NJ39 - P002 - 050

Subpart IV - New Construction - Prototype Cost Comparison Percentage

A. Dwelling Construction and Equipment (DC&E) Cost from Subpart I
1. Total for Account 1460 $ _____
2. Total for Account 1465 _____
3. Subtotal (1+2) $ _____
4. Contingency (___% x line 3) _____
5. Total DC&E (3+4) $ _____

B. PPCL Total _____
(Attach calculation from PP, Part I, Subpart B, Item 3)

C. Comparison Percentage = _____ %
(Line A5 divided by Line B)

Subpart V - Acquisition-Development Cost Comparison Percentage

A. Proposed TDC from Subpart I $ _____

B. Hypothetical TDC $ _____
(Attach calculation from PP, Part I, Subpart B, Item 5a or, if applicable, other estimate and rationale.)

C. Comparison Percentage = _____
(Line A divided by B)

Subpart VI - Detail of Donations

Line No.	Item (Please List)	Amount Value
1	CFP 2004	133,166
2	RHF 2003	4,488,545
3	RHF 2004 (1ST INCREMENT)	1,839,480
4	LAND LEASE REVENUE	138,000
	Total	6,599,191

Subpart VII - Previously Approved Budgets

List chronologically the dates and TDC on all previously approved budgets, beginning with the PHA Proposal (P) Budget, and state the purpose (I.e., one of the budgets listed in the "Status" block on page 1 and any amendments thereto).

Date	TDC	Purpose
11/13/1998	9,860,800	DP
9/30/2000	9,860,800	DP
1/8/2002	9,860,800	DP
7/25/2002	9,860,800	DP
1/27/2003	9,860,800	DP
7/12/2004	9,860,800	DP
7/28/2004	9,860,800	DP
7/20/2005	9,860,800	PHA Propsal
4/18/2007	9,860,800	Revision

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Submitted By:

Name & Title of Official Authorized to Sign for PHA:

Debra Toothman Chief Financial Officer

Signature of PHA's Authorized Official & Date

X Debra K. Toothman 1/22/2009

For HUD Use Only

Recommended for Approval By:

Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

Approved By:

Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

form HUD-52484 (8/96)
ref Handbook 7417.1

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Development Cost Budget/ Cost Statement

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

OMB Approval No. 2577-0036 (exp. 5/31/2004)

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total		NJ39 - P002 - 049
56		56	Public Housing Agency: HOUSING AUTHORITY OF THE CITY OF NEWARK	Locality of Project: NEWARK, NEW JERSEY

No financial or technical assistance may be provided to a project pursuant to an Annual Contributions Contract unless a PHA Proposal, including a development cost budget, has been approved (24 CFR 941).

Housing Type and Production Method	Turnkey	Conv.	Force-Act.
New Construction	X		
ACQ W/Subst. Rehab.			
ACQ WO/Subst. Rehab.			

Status (Check one)

- [ ] PHA Proposal (PP) Budget
- [ ] Budget Between PP and Contract Award
- [ ] Final Development Cost Budget
- [ ] Contract of Sale/Contract Award Budget
- [X] Development Cost Control Statement
- [ ] Budget Between Contract Award & Final
- [ ] Statement of Actual Development Cost

Subpart I - Budget

Line No.	Account Classification (a)		Latest Approved Budget Date 4/16/2008 (b)	Actual Development Cost Incurred To 12/31/2008 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Developer's Price								
1	1440	Site	88,320		88,320		88,320	
2	1450	Site Improvements	1,856,000		1,856,000		1,856,000	
3	1460	Dwelling Construction	7,952,320		7,952,320	1,504,394	9,456,714	
4	1465	Dwelling Equipment	0		0		0	
5	1470	Nondwelling Construction	320,000		320,000		320,000	
6	1475	Nondwelling Equipment	0		0		0	
7	1430.1	Archit. & Engr. Svcs.	323,200		323,200		323,200	
8		Other	804,480		804,480		804,480	
9		**Total Developer's Price**	**11,344,320**	0	**11,344,320**	**1,504,394**	**12,848,714**	
Public Housing Agency Costs								
		Operations						
10	1406	Operations						
		Administration						
11	1410.1	Nontechnical Salaries	409,768		409,768	(74,791)	334,977	
12	1410.2	Technical Salaries	0		0		0	
13	1410.4	Legal Expenses	10,000	84,791	(74,791)	74,791	84,791	
14	1410.9	Employee Benefit Contribution	138,523		138,523		138,523	
15	1410.10	Travel	1,500		1,500		1,500	
16	1410.18	Equipment Expended	0		0		0	
17	1410.19	Sundry	25,500	22,505	2,995		25,500	
18		**Total Administration**	**585,291**	**107,296**	**477,995**	0	**585,291**	
		Liquidated Damages						
	1415	Liquidated Damages						
		Interest						
20	1420.1	Interest to HUD						
21	1420.2	Interest on Notes--Non-HUD						
22	1420.7	Interest Earned from Invest.						
23		**Total Interest**						
		Initial Operating Deficit						
24	1425	Initial Operating Deficit						
		Planning						
25	1430.1	Architectural & Engr. Fees	41,270	41,270	0		41,270	
26	1430.2	Consultant Fees	4,450	4,450	0		4,450	
27	1430.6	Permit Fees			0		0	
28	1430.7	Inspection Costs	242,598	1,638	240,960		242,598	
29	1430.9	Housing Surveys			0		0	
30	1430.19	Sundry Planning Costs			0		0	
31		**Total Planning**	**288,318**	**47,358**	**240,960**	0	**288,318**	

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Copy Number:	PR/Project Number: NJ39 - P002 - 049

Subpart I - Budget (continued)

Line No.	Account Classification (a)		Latest Approved Budget Date 4/16/2008___ (b)	Actual Development Cost Incurred To 12/31/2008 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Site Acquisition								
32	1440.1	Property Purchases	102,000	102,000	0		102,000	
33	1440.2	Condemnation Deposits			0		0	
34	1440.3	Excess Property			0		0	
35	1440.4	Surveys and Maps	9,895	9,895	0		9,895	
36	1440.5	Appraisals	1,500	1,500	0		1,500	
37	1440.6	Title Information	31,200	6,655	24,545	-24,545	6,655	
38	1440.8	Legal Costs-Site			0		0	
39	1440.10	Option Negotiations			0		0	
40	1440.12	Current Tax Settlement	88,000	1,945	86,055	-86,055	1,945	
41	1440.19	Sundry Site Costs	4,317	4,317	0		4,317	
42	1440.20	Site Net Income			0		0	
43		**Total Site Acquisition**	**236,912**	**126,312**	**110,600**	**-110,600**	**126,312**	
44	1450	**Site Improvements**	**67,726**	**16,380**	**51,346**	-51,346	**16,380**	
45	1460	**Dwelling Construction**						
46	1465	**Dwelling Equipment**	**88,000**		**88,000**	-88,000	**0**	
47	1470	**Nondwelling Construction**						
48	1475	**Nondwelling Equipment**	**200,000**		**200,000**	-200,000	**0**	
49	1480	**Contract Work in Progress**						
50	1485	**Demolition**						
51	1495	**Relocation Costs**						
52	1499	**Development Used for Mod.**						
53	**Total** (Including Donations)		**12,810,567**	**297,346**	**12,513,221**	**1,054,448.00**	**13,865,015**	
54	Less Donations		(2,996,320)		(2,996,320)	(1,054,448.00)	(4,050,768)	
55	**Total Before Contingency** (less Donations)		**9,814,247**	**297,346**	**9,516,901**	**0.00**	**9,814,247**	
56	Contingency: 1% to 5% (or less) of line 55		46,553		46,553	0.00	**46,553**	
57	**Total Development Cost**		**9,860,800**	**297,346**	**9,563,454**	**0.00**	**9,860,800**	

Subpart II - Detail of Other in Developer's Price

		$ In Developer's Price
1.	Developer's Fee and Overhead	592,000
2.	Interim Financing	212,480
3.	Closing Costs	N/A
4.	Property Taxes and Assessments	N/A
5.	State or Local Sales, Excise or Other Taxes	N/A
6.	Other Additional Funds	
	Total Other	$ 804,480

Subpart III - Supporting Data for Cost Estimates

For the PP Budget, attach an itemized breakdown of the costs chargeable to each of the following accounts. For subsequent budgets, provide this information only for accounts that are being changed.

1410.1 and 1410.2: List, by job title, each PHA employee whose salary or portions thereof, will be chargeable to these accounts. For each, show the annual rate of gross salary, the estimated length of time to be spent in connection with development of th

1410.19: List and show the cost of each item of administrative and general expense for which a specific account is not provided in the 1410 group of accounts. If only a portion of the cost of any item will be chargeable to this project, show the percent

1430.2 List all planning consultants not paid under the architect's contract and, for each, identify and show the cost of the services provided.

1430.7: Provide the same information required for 1410.1 and 1410.2, listing employees of the architect (or PHA when use of PHA employees has been previously approved) who will perform inspection work for the project.

1450: Where off-site facilities are proposed to be included, identify and show the cost of such facilities and provide justification for including such costs in TDC.

1465: Identify and show the cost of each item included in this account.

1475: Complete the Table below and, on a separate attachment, list and show the cost of each item included in each sub-account.

	Nondwelling Equipment (1475)	Cost
1475.1	Office Furniture and Equipment	0
1475.2	Maintenance Equipment	0
1475.3	Community Space Equipment	0
1475.7	Automotive Equipment	0
1475.9	Expendable Equipment	0
	Total Nondwelling Equipment	0

1495: State the number of households and businesses to be displaced, and identify and show the estimated cost of relocation services and payments to be provided.

Copy Number:	PR/Project Number: NJ39 - P002 - 049

Subpart IV - New Construction - Prototype Cost Comparison Percentage

A. Dwelling Construction and Equipment (DC&E) Cost from Subpart I
1. Total for Account 1460 $ _____
2. Total for Account 1465 _____
3. Subtotal (1+2) $ _____
4. Contingency (___% x line 3) _____
5. Total DC&E (3+4) $ _____

B. PPCL Total _____
(Attach calculation from PP, Part I, Subpart B, Item 3)

C. Comparison Percentage = _____ %
(Line A5 divided by Line B)

Subpart V - Acquisition-Development Cost Comparison Percentage

A. Proposed TDC from Subpart I $ _____

B. Hypothetical TDC $ _____
(Attach calculation from PP, Part I, Subpart B, Item 5a or, if applicable, other estimate and rationale.)

C. Comparison Percentage = _____
(Line A divided by B)

Subpart VI - Detail of Donations

Line No.	Item (Please List)	Amount Value
1	RHF 2006 (2nd Incr.)	2,234,660
2	RHF 2007	1,727,788
3	Land Lease Revenue	88,320
	Total	4,050,768

Subpart VII - Previously Approved Budgets

List chronologically the dates and TDC on all previously approved budgets, beginning with the PHA Proposal (P) Budget, and state the purpose (I.e., one of the budgets listed in the "Status" block on page 1 and any amendments thereto).

Date	TDC	Purpose
4/13/2004	9,860,800	PHA Proposal
3/13/2007	9,860,800	PHA Proposal (Revision)
4/16/2008	9,860,800	Revision

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Submitted By: Name & Title of Official Authorized to Sign for PHA:

Debra Toothman **Chief Financial Officer**

Signature of PHA's Authorized Official & Date

X Deb K. Toothman 1/22/2009

For HUD Use Only

Recommended for Approval By: Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

Approved By: Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

form HUD-52484 (8/96)
ref Handbook 7417.1

Development Cost Budget/ Cost Statement

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

OMB Approval No. 2577-0036 (exp. 5/31/2004)

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total		NJ39 - P002 - 038
32		32	Public Housing Agency: HOUSING AUTHORITY OF THE CITY OF NEWARK	Locality of Project: NEWARK, NEW JERSEY

No financial or technical assistance may be provided to a project pursuant to an Annual Contributions Contract unless a PHA Proposal, including a development cost budget, has been approved (24 CFR 941).

Housing Type and Production Method	Turnkey	Conv.	Force Act.
New Construction	X		
ACQ W/Subst. Rehab.			
ACQ WO/Subst. Rehab.			

Status (Check one)

- [ ] PHA Proposal (PP) Budget
- [ ] Budget Between PP and Contract Award
- [ ] Contract of Sale/Contract Award Budget
- [ ] Budget Between Contract Award & Final
- [ ] Final Development Cost Budget
- [X] Development Cost Control Statement
- [ ] Statement of Actual Development Cost

Subpart I - Budget

Line No.	Account Classification (a)		Latest Approved Budget Date 4/16/2008 (b)	Actual Development Cost Incurred To 12/31/2008 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Developer's Price								
1	1440	Site	49,680.00		49,680.00		49,680.00	
2	1450	Site Improvements	1,044,000.00		1,044,000.00		1,044,000.00	
3	1460	Dwelling Construction	4,473,180.00		4,473,180.00	846,222.00	5,319,402.00	
4	1465	Dwelling Equipment	0.00		0.00		0.00	
5	1470	Nondwelling Construction	180,000.00		180,000.00		180,000.00	
6	1475	Nondwelling Equipment	0.00		0.00		0.00	
7	1430.1	Archit. & Engr. Svcs.	181,800.00		181,800.00		181,800.00	
8		Other	452,520.00		452,520.00		452,520.00	
9		**Total Developer's Price**	**6,381,180.00**	**0.00**	**6,381,180.00**	**846,222.00**	**7,227,402.00**	
Public Housing Agency Costs								
		Operations						
10	1406	Operations						
		Administration						
11	1410.1	Nontechnical Salaries	235,000.00		235,000.00		235,000.00	
12	1410.2	Technical Salaries	0.00		0.00		0.00	
13	1410.4	Legal Expenses	0.00		0.00		0.00	
14	1410.9	Employee Benefit Contribution	95,550.00		95,550.00		95,550.00	
15	1410.10	Travel	0.00		0.00		0.00	
16	1410.18	Equipment Expended	0.00		0.00		0.00	
17	1410.19	Sundry	10,000.00	1,009.16	8,990.84		10,000.00	
18		**Total Administration**	**340,550.00**	**1,009.16**	**339,540.84**	**0.00**	**340,550.00**	
		Liquidated Damages						
	1415	Liquidated Damages						
		Interest						
20	1420.1	Interest to HUD						
21	1420.2	Interest on Notes--Non-HUD						
22	1420.7	Interest Earned from Invest.						
23		**Total Interest**						
		Initial Operating Deficit						
24	1425	Initial Operating Deficit						
		Planning						
25	1430.1	Architectural & Engr. Fees	10,000.00		10,000.00	(10,000.00)	0.00	
26	1430.2	Consultant Fees	0.00		0.00		0.00	
27	1430.6	Permit Fees	0.00		0.00		0.00	
28	1430.7	Inspection Costs	50,000.00		50,000.00	(50,000.00)	0.00	
29	1430.9	Housing Surveys	0.00		0.00		0.00	
30	1430.19	Sundry Planning Costs	0.00		0.00		0.00	
31		**Total Planning**	**60,000.00**	**0.00**	**60,000.00**	**(60,000.00)**	**0.00**	

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Subpart I - Budget (continued)

Line No.	Account Classification (a)		Latest Approved Budget Date 4/16/2008 (b)	Actual Development Cost Incurred To 12/31/2008 (c)	Actual Contract Award Balance (d)	Estimated Additional to Complete (e)	Revised Budget Amount (c) + (d) + (e) (f)	Per Unit (g)
Site Acquisition								
32	1440.1	Property Purchases						
33	1440.2	Condemnation Deposits						
34	1440.3	Excess Property						
35	1440.4	Surveys and Maps						
36	1440.5	Appraisals						
37	1440.6	Title Information						
38	1440.8	Legal Costs-Site						
39	1440.10	Option Negotiations						
40	1440.12	Current Tax Settlement						
41	1440.19	Sundry Site Costs						
42	1440.20	Site Net Income						
43		**Total Site Acquisition**	0.00		0.00		0.00	
44	1450	**Site Improvements**						
45	1460	**Dwelling Construction**						
46	1465	**Dwelling Equipment**	22,709.75		22,709.75	(22,709.75)	0.00	
47	1470	**Nondwelling Construction**						
48	1475	**Nondwelling Equipment**	0.00		0.00		0.00	
49	1480	**Contract Work in Progress**						
50	1485	**Demolition**						
51	1495	**Relocation Costs**						
52	1499	**Development Used for Mod.**						
53	**Total** (Including Donations)		6,804,439.75	1,009.16	6,803,430.59	763,512.25	7,567,952.00	
54	Less Donations		(1,182,784.00)	0.00	(1,182,784.00)	(763,512.25)	(1,946,296.25)	
55	**Total Before Contingency** (less Donations)		5,621,655.75	1,009.16	5,620,646.59	0.00	5,621,655.75	
56	Contingency: 1% to 5% (or less) of line 55		57,000.00	0.00	57,000.00		57,000.00	
57	**Total Development Cost**		5,678,655.75	1,009.16	5,677,646.59	0.00	5,678,655.75	

Subpart II - Detail of Other in Developer's Price

	$ In Developer's Price
1. Developer's Fee and Overhead	333,000
2. Interim Financing	119,520
3. Closing Costs	N/A
4. Property Taxes and Assessments	N/A
5. State or Local Sales, Excise or Other Taxes	N/A
6. Other Additional Funds	
Total Other	$ 452,520

Subpart III - Supporting Data for Cost Estimates

For the PP Budget, attach an itemized breakdown of the costs chargeable to each of the following accounts. For subsequent budgets, provide this information only for accounts that are being changed.

1410.1 and 1410.2: List, by job title, each PHA employee whose salary or portions thereof, will be chargeable to these accounts. For each, show the annual rate of gross salary, the estimated length of time to be spent in connection with development of th

1410.19: List and show the cost of each item of administrative and general expense for which a specific account is not provided in the 1410 group of accounts. If only a portion of the cost of any item will be chargeable to this project, show the percent

1430.2 List all planning consultants not paid under the architect's contract and, for each, identify and show the cost of the services provided.

1450: Where off-site facilities are proposed to be included, identify and show the cost of such facilities and provide justification for including such costs in TDC.

1465: Identify and show the cost of each item included in this account.

1475: Complete the Table below and, on a separate attachment, list and show the cost of each item included in each sub-account.

Nondwelling Equipment (1475)		Cost
1475.1	Office Furniture and Equipment	0
1475.2	Maintenance Equipment	0
1475.3	Community Space Equipment	0
1475.7	Automotive Equipment	0
1475.9	Expendable Equipment	0
Total Nondwelling Equipment		0

1495: State the number of households and businesses to be displaced, and identify and show the estimated cost of relocation services and payments to be provided.

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Subpart IV - New Construction - Prototype Cost Comparison Percentage

A. Dwelling Construction and Equipment (DC&E) Cost from Subpart I
1. Total for Account 1460 $ _____
2. Total for Account 1465 _____
3. Subtotal (1+2) $ _____
4. Contingency (___% x line 3) _____
5. Total DC&E (3+4) $ _____

B. PPCL Total _____
(Attach calculation from PP, Part I, Subpart B, Item 3)

C. Comparison Percentage = _____ %
(Line A5 divided by Line B)

Subpart V - Acquisition-Development Cost Comparison Percentage

A. Proposed TDC from Subpart I $ _____

B. Hypothetical TDC $ _____
(Attach calculation from PP, Part I, Subpart B, Item 5a or, if applicable, other estimate and rationale.)

C. Comparison Percentage = _____
(Line A divided by B)

Subpart VI - Detail of Donations

Line No.	Item (Please List)	Amount Value
1	RHF 2006 (2nd Incr.)	1,133,104.00
2	Land Lease Revenue	49,680.00
3	RHF 2007	763,512.25
	Total	1,946,296.25

Subpart VII - Previously Approved Budgets

List chronologically the dates and TDC on all previously approved budgets, beginning with the PHA Proposal (P) Budget, and state the purpose (I.e., one of the budgets listed in the "Status" block on page 1 and any amendments thereto).

Date	TDC	Purpose
3/13/2007	5,678,655.75	PHA Proposal
4/18/2007	5,678,655.75	Revision
4/16/2008	5,678,655.75	Revision
1/22/2009	5,678,655.75	Revision

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Submitted By: Name & Title of Official Authorized to Sign for PHA:

Debra Toothman **Chief Financial Officer**

Signature of PHA's Authorized Official & Date

X Debra K. Toothman **1/22/2009**

For HUD Use Only

Recommended for Approval By: Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

Approved By: Name & Title of Authorized Official:

Signature of Authorized Official & Date:

X

form HUD-52484 (8/96)
ref Handbook 7417.1

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A. **COCC** Central Office Cost Center (COCC) AMP#: **4000**	0 Units				
B Physical Improvements		MOD Needs - Fees & Costs 6,000 Site BLI Adjust 59	MOD Needs - Fees & Costs 6,000	MOD Needs - Fees & Costs 6,000	MOD Needs - Fees & Costs 6,000
E Administration		Administration 1,852,282	Administration 1,720,000	Administration 1,630,000	Administration 1,550,000
G Operations		Operations 1,784,893	Operations 1,720,000	Operations 1,630,000	Operations 1,550,000
L Non-CFP Funds					
CFP Funds Listed for Five Year Planning	**1,852,282**	**3,643,234**	**3,446,000**	**3,266,000**	**3,106,000**
Five Year Plan 2008-2012 Total for Central Office Cost Center (COCC)	**$15,313,516**				

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A. **NJ2-01** Seth Boyden (Family Low-rise Dev't) AMP#: **2001**	503 Units				
B Physical Improvements		Exterior Painting 3,259 Interior Painting 44,176 MOD Needs - Fees & Costs 165,247 Parking Lots, Paving, Curbs 1,958	MOD Needs - Fees & Costs 170,254		
F Other		Supportive Services (Relocation) 180,000	Supportive Services (Relocatic 84,000		
H Demolition			MOD Needs - Demolition 744,000		
CFP Funds Listed for Five Year Planning	**285,583**	**394,639**	**998,254**	**0**	**0**
Five Year Plan 2008-2012 Total for Seth Boyden (Family Low-rise Dev't)	**$1,678,476**				

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A. **NJ2-02** Pennington Court AMP#: **2002**	227 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	6,703	Benches, Play Areas, Trash R	16,839			Benches, Play Areas, Trash Rec	13,406
		Doors, Windows, Screens	37,394	Doors, Windows, Screens	89,683	Doors, Windows, Screens	76,918	Doors, Windows, Screens	76,918
		Exterior Lighting	4,306	Exterior Lighting	4,306	Exterior Lighting	4,306	Exterior Lighting	4,306
		Exterior Painting	3,606	Exterior Painting	3,606	Exterior Painting	6,745	Exterior Painting	466
		Fences, Walls, Gates	3,773	Fences, Walls, Gates	638				
		Fire Escapes	7,572	Fire Escapes	2,524				
		Fire Safety/Detection/Prevention	99,538	Fire Safety/Detection/Preventi	60,623				
		Gutters, Downspouts	549	Gutters, Downspouts	549	Gutters, Downspouts	549	Gutters, Downspouts	549
		Heating & Air Conditioning	22,050	Heating & Air Conditioning	22,050	Heating & Air Conditioning	22,050	Heating & Air Conditioning	7,000
		Interior Lighting	15,520	Interior Lighting	14,125	Interior Lighting	14,125	Interior Lighting	14,125
		Interior Painting	14,710	Interior Painting	14,710	Interior Painting	14,710	Interior Painting	14,710
		MOD Needs - Fees & Costs	94,674	MOD Needs - Fees & Costs	130,062	MOD Needs - Fees & Costs	106,470	MOD Needs - Fees & Costs	106,470
		Parking Lots, Paving, Curbs	1,308	Parking Lots, Paving, Curbs	11,553	Parking Lots, Paving, Curbs	7,075		
		Plumbing Fixtures & Systems	390,800	Plumbing Fixtures & Systems	297,980	Plumbing Fixtures & Systems	162,425	Plumbing Fixtures & Systems	118,640
		Roofs, Flashing, Vents	4,716	Roofs, Flashing, Vents	4,716	Roofs, Flashing, Vents	4,716	Roofs, Flashing, Vents	4,716
		Storage, Utility Buildings	415	Storage, Utility Buildings	415	Storage, Utility Buildings	415	Storage, Utility Buildings	415
		Walks, Steps, Rails	4,242	Walks, Steps, Rails	4,242	Walks, Steps, Rails	4,242	Walks, Steps, Rails	4,242
		Walls, Foundations	6,914	Walls, Foundations	6,914	Walls, Foundations	6,914	Walls, Foundations	6,914
D PHA-Wide Non-dwelling Structures		Doors, Windows, Screens	1,920	Doors, Windows, Screens	7,200	Doors, Windows, Screens	7,200	Doors, Windows, Screens	7,200
		Heating & Air Conditioning	7,950	Heating & Air Conditioning	26,000	Heating & Air Conditioning	76,250	Heating & Air Conditioning	76,250
		Interior Lighting	528	Interior Lighting	4,452	Interior Lighting	4,452	Interior Lighting	4,452
		Other Commercial (explain)	11,425						
		PCB's	1,250	PCB's	1,250	PCB's	1,250	PCB's	1,250
				Security System	8,960			Security System	17,920
		Stairs, Halls	2,310	Stairs, Halls	8,454	Stairs, Halls	8,454	Stairs, Halls	8,454
CFP Funds Listed for Five Year Planning	**728,820**	**744,173**		**741,849**		**529,265**		**488,403**	
Five Year Plan 2008-2012 Total for Pennington Court	**$3,232,511**								

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A. **NJ2-05** Baxter Terrace (Family Low-rise Dev't) AMP#: **2005**	502 Units				
B Physical Improvements		MOD Needs - Fees & Costs 171,774	MOD Needs - Fees & Costs 171,774		
F Other			Supportive Services (Relocati 42,000		
H Demolition			MOD Needs - Demolition 1,247,400		
CFP Funds Listed for Five Year Planning	**260,264**	**171,774**	**1,461,174**	**0**	**0**
Five Year Plan 2008-2012 Total for Baxter Terrace (Family Low-rise Dev't)	**$1,893,212**				

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A. **NJ2-06** Stephen Crane Village (Family Low-rise AMP#: **2006**	351 Units								
B Physical Improvements				Benches, Play Areas, Trash R	9,281	Benches, Play Areas, Trash Rec	9,281	Benches, Play Areas, Trash Rec	9,281
		Doors, Windows, Screens	5,806	Doors, Windows, Screens	110,182	Doors, Windows, Screens	16,214	Doors, Windows, Screens	16,214
				Exterior Lighting	18,042	Exterior Lighting	2,401	Exterior Lighting	2,401
				Fences, Walls, Gates	29,809	Fences, Walls, Gates	2,163	Fences, Walls, Gates	2,163
		Fire Safety/Detection/Prevention	7,628						
		Flooring	32,395	Flooring	15,259	Flooring	34,695	Flooring	34,695
				Gutters, Downspouts	13,751				
		Heating & Air Conditioning	34,650	Heating & Air Conditioning	102,458	Heating & Air Conditioning	74,633	Heating & Air Conditioning	74,633
		Lawns, Plantings	6,392	Lawns, Plantings	6,392	Lawns, Plantings	6,392	Lawns, Plantings	6,392
		MOD Needs - Fees & Costs	83,592	MOD Needs - Fees & Costs	83,592	MOD Needs - Fees & Costs	83,592	MOD Needs - Fees & Costs	83,592
				Other exterior (explain)	1,994	Other exterior (explain)	1,994	Other exterior (explain)	1,994
		Parking Lots, Paving, Curbs	12,872	Parking Lots, Paving, Curbs	53,999	Parking Lots, Paving, Curbs	53,999	Parking Lots, Paving, Curbs	53,999
		Plumbing Fixtures & Systems	59,288	Plumbing Fixtures & Systems	54,750	Plumbing Fixtures & Systems	125,895	Plumbing Fixtures & Systems	125,895
		Roofs, Flashing, Vents	38,668	Roofs, Flashing, Vents	66,916	Roofs, Flashing, Vents	59,979	Roofs, Flashing, Vents	59,979
		Security System	12,500	Security System	12,500	Security System	12,500	Security System	12,500
				Stairs, Halls	2,160	Stairs, Halls	2,160	Stairs, Halls	2,160
		Walks, Steps, Rails	23,217	Walks, Steps, Rails	26,086	Walks, Steps, Rails	51,171	Walks, Steps, Rails	51,171
		Walls, Foundations	31,129	Walls, Foundations	12,622	Walls, Foundations	12,622	Walls, Foundations	12,622
D PHA-Wide Non-dwelling Structures				Heating & Air Conditioning	70,552	Heating & Air Conditioning	129,091	Heating & Air Conditioning	58,200
CFP Funds Listed for Five Year Planning	**1,032,057**	**348,135**		**690,343**		**678,782**		**607,891**	
Five Year Plan 2008-2012 Total for Stephen Crane Village (Family Low-rise Dev't)	**$3,357,208**								

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A. **NJ2-07** J.W. Hyatt Court AMP#: **2007**	398 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	8,852						
		Doors, Windows, Screens	6,675						
		Exterior Lighting	7,540						
		Exterior Painting	1,874						
		Fire Safety/Detection/Prevention	6,671						
		Interior Painting	67,058	Interior Painting	115,640				
		Lawns, Plantings	2,395						
		MOD Needs - Fees & Costs	109,526	MOD Needs - Fees & Costs	109,526	MOD Needs - Fees & Costs	54,763	MOD Needs - Fees & Costs	125,955
		Other Interior (explain)	7,592						
		Parking Lots, Paving, Curbs	5,149						
		Plumbing Fixtures & Systems	10,912						
		Project Signs	2,476						
		Stairs, Halls	1,100						
		Underground Utilities	2,800						
		Walks, Steps, Rails	3,831						
D PHA-Wide Non-dwelling Structures		Community Spaces	19,570						
		Other Commercial (explain)	17,796						
		Recreation Rooms	17,841						
F Other				Supportive Services (Relocatic	99,000	Supportive Services (Relocation	30,000	Supportive Services (Relocation	102,000
G Operations									
CFP Funds Listed for Five Year Planning	**993,577**		**299,659**		**324,165**		**84,763**		**227,955**
Five Year Plan 2008-2012 Total for J.W. Hyatt Court	**$1,930,119**								

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A. **NJ2-08** Felix Fuld AMP#: **2008**	286 Units				
B Physical Improvements		MOD Needs - Fees & Costs 159,380	MOD Needs - Fees & Costs 164,210		
F Other		Supportive Services (Relocation) 180,000	Supportive Services (Relocatic 102,000		
H Demolition			MOD Needs - Demolition 572,000		
CFP Funds Listed for Five Year Planning	**149,306**	**339,380**	**838,210**	**0**	**0**
Five Year Plan 2008-2012 Total for Felix Fuld	**$1,326,896**				

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A. **NJ2-09** Millard Terrell Homes AMP#: **2009**	273 Units				
B Physical Improvements		MOD Needs - Fees & Costs 62,413	Electric Fixtures & Systems 105,600 MOD Needs - Fees & Costs 78,016	MOD Needs - Fees & Costs 67,614	Electric Fixtures & Systems 40,000 MOD Needs - Fees & Costs 78,016
D PHA-Wide Non-dwelling Structures		Electric Fixtures & Systems 350,000			
F Other				Supportive Services (Relocation 30,000	Supportive Services (Relocation 99,000
H Demolition					MOD Needs - Demolition 136,000
CFP Funds Listed for Five Year Planning	**1,193,155**	**412,413**	**183,616**	**97,614**	**353,016**
Five Year Plan 2008-2012 Total for Millard Terrell Homes	**$2,239,814**				

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A. **NJ2-14** Bradley Court (Family Low-rise Dev't) AMP#: **2014**	298 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	41,544	Benches, Play Areas, Trash R	100,994				
		Doors, Windows, Screens	35,869						
		Exterior Lighting	4,496						
		Exterior Painting	3,695						
		Fences, Walls, Gates	15,865						
		Fire Safety/Detection/Prevention	130,571						
		Gutters, Downspouts	19,779						
		Interior Lighting	15,107						
		Interior Painting	156,311	Interior Painting	192,829	Interior Painting	265,140	Interior Painting	192,829
		MOD Needs - Fees & Costs	105,122	MOD Needs - Fees & Costs	99,866	MOD Needs - Fees & Costs	99,866	MOD Needs - Fees & Costs	110,379
		Other Interior (explain)	5,397						
		PCB's	9,240						
		Roofs, Flashing, Vents	12,081						
		Storage, Utility Buildings	25,538						
		Walks, Steps, Rails	37,864						
		Walls, Foundations	37,339						
D PHA-Wide Non-dwelling Structures		Other Commercial (explain)	3,564						
CFP Funds Listed for Five Year Planning	**561,137**		**659,383**		**393,690**		**365,007**		**303,208**
Five Year Plan 2008-2012 Total for Bradley Court (Family Low-rise Dev't)	**$2,282,424**								

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A. **NJ2-16** Stephen Crane Elderly (16) AMP#: **2016**	198 Units				
B Physical Improvements					Doors, Windows, Screens 3,740
					Elevators 2,916
				Fences, Walls, Gates 136,043	Fences, Walls, Gates 18
				Gutters, Downspouts 173,328	Gutters, Downspouts 6,737
					Heating & Air Conditioning 21
				Interior Lighting 76,949	Interior Lighting 9,110
					Other exterior (explain) 896
				Other Interior (explain) 112,735	Other Interior (explain) 20,901
					Parking Lots, Paving, Curbs 11,701
					Plumbing Fixtures & Systems 5,895
					Porches, Balconies 8,772
				Roofs, Flashing, Vents 132,022	Roofs, Flashing, Vents 38,183
					Stairs, Halls 13,882
					Walks, Steps, Rails 1,210
				Walls, Foundations 603,498	Walls, Foundations 48,307
C Management Improvements		MOD Needs - Fees & Costs 300,366	MOD Needs - Fees & Costs 300,366	MOD Needs - Fees & Costs 300,366	MOD Needs - Fees & Costs 300,366
D PHA-Wide Non-dwelling Structures					Other Commercial (explain) 3,709
					Plumbing Fixtures & Systems 1,135
				Underground Storage Tanks 20,000	
CFP Funds Listed for Five Year Planning	**434,697**	**300,366**	**300,366**	**1,554,942**	**477,500**
Five Year Plan 2008-2012 Total for Stephen Crane Elderly (16)	**$3,067,871**				

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A. **NJ2-17** Kretchmer Elderly (17) AMP#: **2017**	197 Units				
B Physical Improvements					Benches, Play Areas, Trash Rec 438 Doors, Windows, Screens 524 Elevators 11,268 Fences, Walls, Gates 71,489 Flooring 293,226 Gutters, Downspouts 120,121 Heating & Air Conditioning 74,046 Interior Lighting 41,357 Lawns, Plantings 536 Major Kitchen Appliances 31,705 Other exterior (explain) 896 Other Interior (explain) 254,090 Parking Lots, Paving, Curbs 181,810 Plumbing Fixtures & Systems 49,546 Porches, Balconies 12,368 Roofs, Flashing, Vents 158,754 Stairs, Halls 5,354 Walks, Steps, Rails 1,261 Walls, Foundations 932,926
C Management Improvements		Protective Services 298,849	Protective Services 298,849	Protective Services 298,849	Protective Services 298,849
D PHA-Wide Non-dwelling Structures					Other Commercial (explain) 6,822 Plumbing Fixtures & Systems 284 Underground Storage Tanks 20,000
CFP Funds Listed for Five Year Planning	**940,921**	**298,849**	**298,849**	**298,849**	**2,567,671**
Five Year Plan 2008-2012 Total for Kretchmer Elderly (17)	**$4,405,139**				

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A. **NJ2-19** GiGi Foushee (19E) AMP#: **2019**	245 Units								
B Physical Improvements				Doors, Windows, Screens	67,127	Doors, Windows, Screens	93,978	Doors, Windows, Screens	234,946
						Elevators	26,704		
						Flooring	31,679		
				Gutters, Downspouts	71,380	Gutters, Downspouts	6,325		
				Heating & Air Conditioning	19	Heating & Air Conditioning	39,081		
						Major Kitchen Appliances	32,306		
				Other Interior (explain)	506,514	Other Interior (explain)	123,215	Other Interior (explain)	59,586
						Parking Lots, Paving, Curbs	20,875		
						Plumbing Fixtures & Systems	23,166		
				Roofs, Flashing, Vents	86,706	Roofs, Flashing, Vents	3,959		
						Walks, Steps, Rails	536		
				Walls, Foundations	376,595	Walls, Foundations	3,072		
C Management Improvements		Protective Services	371,665	Protective Services	371,665	Protective Services	371,665	Protective Services	371,665
D PHA-Wide Non-dwelling Structures						Other Commercial (explain)	30,924		
				Plumbing Fixtures & Systems	276	Plumbing Fixtures & Systems	58		
				Underground Storage Tanks	20,000				
CFP Funds Listed for Five Year Planning	**537,833**		**371,665**		**1,500,283**		**807,543**		**666,197**
Five Year Plan 2008-2012 Total for GiGi Foushee (19E)	**$3,883,521**								

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A. **NJ2-20** Bradley Court (Townhomes) AMP#: **2014**	18 Units								
B Physical Improvements						Doors, Windows, Screens	5,861		
						Heating & Air Conditioning	8,920		
		Interior Lighting	37,728	Interior Lighting	11,448				
								Major Kitchen Appliances	3,500
		MOD Needs - Fees & Costs	2,000	MOD Needs - Fees & Costs	2,000	MOD Needs - Fees & Costs	2,000	MOD Needs - Fees & Costs	2,000
						Other Interior (explain)	9,136	Other Interior (explain)	1,735
								Parking Lots, Paving, Curbs	2,625
				Porches, Balconies	20,559	Porches, Balconies	6,392		
								Walks, Steps, Rails	6,591
				Walls, Foundations	3,155			Walls, Foundations	1,060
F Other								Supportive Services (Relocation	15,000
CFP Funds Listed for Five Year Planning	**18,317**		**39,728**		**37,162**		**32,309**		**32,511**
Five Year Plan 2008-2012 Total for Bradley Court (Townhomes)	**$160,027**								

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A. **NJ2-20** Bradley Court II (Townhomes) AMP#: **3002**	6 Units								
B Physical Improvements		Doors, Windows, Screens	1,954			Heating & Air Conditioning	5,201		
		Interior Lighting	2,000	Interior Lighting	3,816	Interior Lighting	4,770	Interior Lighting	2,075
		Major Kitchen Appliances	3,000					Major Kitchen Appliances	10,206
		Other Interior (explain)	734	Other Interior (explain)	3,313	Other Interior (explain)	2,040		
		Porches, Balconies	2,131						
		Stairs, Halls	941						
		Walks, Steps, Rails	927	Walks, Steps, Rails	5,664				
CFP Funds Listed for Five Year Planning	**6,552**	**11,687**		**12,792**		**12,011**		**12,281**	
Five Year Plan 2008-2012 Total for Bradley Court II (Townhomes)	**$55,323**								

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A. **NJ2-21** Kretchmer Elderly (21A) AMP#: **2017**	439 Units				
B Physical Improvements					
C Management Improvements		Protective Services 665,963	Protective Services 665,963	Protective Services 665,963	Protective Services 665,963
D PHA-Wide Non-dwelling Structures					
CFP Funds Listed for Five Year Planning	**1,693,169**	**665,963**	**665,963**	**665,963**	**665,963**
Five Year Plan 2008-2012 Total for Kretchmer Elderly (21A)	**$4,357,021**				

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A. **NJ2-21** Seth Boyden Elderly (21E) AMP#: **2017**	286 Units								
B Physical Improvements		Doors, Windows, Screens	425						
		Fences, Walls, Gates	105,124						
		Flooring	8,446			Flooring	412,096	Flooring	412,096
		Gutters, Downspouts	79,348						
				Heating & Air Conditioning	19				
		Interior Lighting	320,978						
		Laundry Rooms	649						
		Major Kitchen Appliances	125,549	Major Kitchen Appliances	13,245				
		MOD Needs - ATO (Vacancy Pre	60,000						
		MOD Needs - Fees & Costs	149,181						
		Other Interior (explain)	338,343	Other Interior (explain)	318,808	Other Interior (explain)	132,365	Other Interior (explain)	129,912
		Parking Lots, Paving, Curbs	36,771						
		Roofs, Flashing, Vents	215,254						
		Stairs, Halls	18,922						
		Walls, Foundations	1,009,400						
C Management Improvements		Protective Services	433,862	Protective Services	433,862	Protective Services	433,862	Protective Services	433,862
D PHA-Wide Non-dwelling Structures		Other Commercial (explain)	2,973						
		Plumbing Fixtures & Systems	57						
		Underground Storage Tanks	20,000						
CFP Funds Listed for Five Year Planning	**870,675**	**2,925,283**		**765,933**		**978,323**		**975,870**	
Five Year Plan 2008-2012 Total for Seth Boyden Elderly (21E)	**$6,516,084**								

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A. **NJ2-21** Seth Boyden Elderly (21F) AMP#: **2017**	199 Units				
B Physical Improvements					
C Management Improvements		Protective Services 301,883	Protective Services 301,883	Protective Services 301,883	Protective Services 301,883
D PHA-Wide Non-dwelling Structures					
CFP Funds Listed for Five Year Planning	**993,913**	**301,883**	**301,883**	**301,883**	**301,883**
Five Year Plan 2008-2012 Total for Seth Boyden Elderly (21F)	**$2,201,445**				

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A. **NJ2-22** Baxter Elderly (22B) AMP#: **2221**	250 Units				
B Physical Improvements		Interior Lighting 32,956 Interior Painting 181,062 Other Interior (explain) 130,000 Parking Lots, Paving, Curbs 5,784	Flooring 77,907 Interior Painting 90,531	Doors, Windows, Screens 141,466 Flooring 19,477 Interior Painting 181,062	Flooring 38,954 Interior Painting 344,018 Other Interior (explain) 180,000
D PHA-Wide Non-dwelling Structures					
G Operations					
CFP Funds Listed for Five Year Planning	**943,911**	**349,802**	**168,438**	**342,005**	**562,972**
Five Year Plan 2008-2012 Total for Baxter Elderly (22B)	**$2,367,128**				

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A. **NJ2-22** Stephen Crane Elderly (22C) AMP#: **2016**	375 Units				
B Physical Improvements					Doors, Windows, Screens 5,269
				Elevators 92,989	Elevators 38,404
				Fences, Walls, Gates 222,615	Fences, Walls, Gates 5,634
				Gutters, Downspouts 197,985	Gutters, Downspouts 10,978
				Interior Lighting 55,323	Interior Lighting 14,493
				Interior Painting 369,045	Interior Painting 301,611
					Other exterior (explain) 896
				Other Interior (explain) 184,511	Other Interior (explain) 163,803
					Parking Lots, Paving, Curbs 7,227
					Plumbing Fixtures & Systems 1,419
					Project Signs 427
				Roofs, Flashing, Vents 235,809	Roofs, Flashing, Vents 4,058
					Stairs, Halls 12,311
				Walls, Foundations 801,025	Walls, Foundations 3,443
C Management Improvements		Protective Services 568,875	Protective Services 568,875	Protective Services 568,875	Protective Services 568,875
D PHA-Wide Non-dwelling Structures					Other Commercial (explain) 1,422
CFP Funds Listed for Five Year Planning	**725,867**	**568,875**	**568,875**	**2,728,176**	**1,140,270**
Five Year Plan 2008-2012 Total for Stephen Crane Elderly (22C)	**$5,732,063**				

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A. **NJ2-22** Stephen Crane Elderly (22D) AMP#: **2016**	374 Units				
B Physical Improvements					
C Management Improvements		Protective Services 567,358	Protective Services 567,358	Protective Services 567,358	Protective Services 567,358
D PHA-Wide Non-dwelling Structures					
CFP Funds Listed for Five Year Planning	**709,152**	**567,358**	**567,358**	**567,358**	**567,358**
Five Year Plan 2008-2012 Total for Stephen Crane Elderly (22D)	**$2,978,584**				

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A. **NJ2-25** James C. White Manor (25) AMP#: **2025**	206 Units								
B Physical Improvements		Asbestos	26,313			Asbestos	52,625	Asbestos	52,625
		Doors, Windows, Screens	35,767	Doors, Windows, Screens	35,767	Doors, Windows, Screens	35,767	Doors, Windows, Screens	35,767
		Interior Painting	259,692			Interior Painting	129,846	Interior Painting	51,938
		Major Kitchen Appliances	14,300	Major Kitchen Appliances	14,300	Major Kitchen Appliances	14,300	Major Kitchen Appliances	14,300
		Porches, Balconies	19,832	Porches, Balconies	19,832	Porches, Balconies	19,832	Porches, Balconies	19,832
		Walls, Foundations	3,939	Walls, Foundations	3,939	Walls, Foundations	3,939	Walls, Foundations	3,939
C Management Improvements		Protective Services	195,744	Protective Services	195,744	Protective Services	195,744	Protective Services	195,744
D PHA-Wide Non-dwelling Structures									
G Operations									
CFP Funds Listed for Five Year Planning	**405,923**	**555,587**		**269,583**		**452,054**		**374,146**	
Five Year Plan 2008-2012 Total for James C. White Manor (25)	**$2,057,294**								

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A. **NJ2-29** Woodlawn AMP#: **3003**	47 Units								
B Physical Improvements		Doors, Windows, Screens	6,676	Doors, Windows, Screens	6,676	Doors, Windows, Screens	6,676	Doors, Windows, Screens	6,676
		Interior Lighting	13,000	Interior Lighting	13,000	Interior Lighting	13,000	Interior Lighting	13,000
		Major Kitchen Appliances	15,892	Major Kitchen Appliances	15,892	Major Kitchen Appliances	15,892	Major Kitchen Appliances	15,892
		MOD Needs - Fees & Costs	8,000	MOD Needs - Fees & Costs	8,000	MOD Needs - Fees & Costs	8,000	MOD Needs - Fees & Costs	8,000
		Other Interior (explain)	21,650	Other Interior (explain)	21,650	Other Interior (explain)	21,650	Other Interior (explain)	21,650
		Plumbing Fixtures & Systems	17,389	Plumbing Fixtures & Systems	17,389	Plumbing Fixtures & Systems	17,389	Plumbing Fixtures & Systems	17,389
		Stairs, Halls	1,465	Stairs, Halls	1,465	Stairs, Halls	1,465	Stairs, Halls	1,465
		Walks, Steps, Rails	979	Walks, Steps, Rails	979	Walks, Steps, Rails	979	Walks, Steps, Rails	979
D PHA-Wide Non-dwelling Structures				MOD Needs - Struct. Investig.	21,150	MOD Needs - Struct. Investig. N	21,150	MOD Needs - Struct. Investig. N	21,150
CFP Funds Listed for Five Year Planning	**48,334**	**85,051**		**106,201**		**106,201**		**106,201**	
Five Year Plan 2008-2012 Total for Woodlawn	**$451,987**								

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A. **NJ2-30** Bergen St. Village AMP#: **2008**	50 Units								
B Physical Improvements		Doors, Windows, Screens	15,360	Doors, Windows, Screens	6,122	Doors, Windows, Screens	6,122	Doors, Windows, Screens	6,122
				Interior Lighting	5,300	Interior Lighting	5,300	Interior Lighting	5,300
		Major Kitchen Appliances	18,550	Major Kitchen Appliances	14,487	Major Kitchen Appliances	23,055	Major Kitchen Appliances	23,055
		MOD Needs - Fees & Costs	12,000	MOD Needs - Fees & Costs	12,000	MOD Needs - Fees & Costs	12,000	MOD Needs - Fees & Costs	12,000
		Other exterior (explain)	21,953	Other exterior (explain)	63,247	Other exterior (explain)	43,672		
		Other Interior (explain)	2,500	Other Interior (explain)	4,611	Other Interior (explain)	13,290	Other Interior (explain)	13,290
		Parking Lots, Paving, Curbs	1,325						
						Plumbing Fixtures & Systems	5,011	Plumbing Fixtures & Systems	47,553
		Walks, Steps, Rails	21,516						
		Walls, Foundations	16,640						
D PHA-Wide Non-dwelling Structures				MOD Needs - Struct. Investig.	4,500	MOD Needs - Struct. Investig. N	4,500	MOD Needs - Struct. Investig. N	4,500
CFP Funds Listed for Five Year Planning	**51,419**	**109,844**		**110,267**		**112,949**		**111,819**	
Five Year Plan 2008-2012 Total for Bergen St. Village	**$496,298**								

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A. **NJ2-31** Chadwick Ave. Village / Mt.Prospect AMP#: **3006**	34 Units								
B Physical Improvements		Doors, Windows, Screens	8,109	Doors, Windows, Screens	8,109	Doors, Windows, Screens	8,109	Doors, Windows, Screens	8,109
		Interior Lighting	3,975	Interior Lighting	3,975	Interior Lighting	3,975	Interior Lighting	3,975
		Major Kitchen Appliances	7,776	Major Kitchen Appliances	7,776	Major Kitchen Appliances	7,776	Major Kitchen Appliances	7,776
		MOD Needs - Fees & Costs	8,000	MOD Needs - Fees & Costs	8,000	MOD Needs - Fees & Costs	8,000	MOD Needs - Fees & Costs	8,000
		Other Interior (explain)	2,099	Other Interior (explain)	2,099	Other Interior (explain)	2,099	Other Interior (explain)	2,099
		Plumbing Fixtures & Systems	6,082	Plumbing Fixtures & Systems	6,082	Plumbing Fixtures & Systems	6,082	Plumbing Fixtures & Systems	6,082
		Roofs, Flashing, Vents	37,100	Roofs, Flashing, Vents	44,520	Roofs, Flashing, Vents	44,520	Roofs, Flashing, Vents	44,520
		Stairs, Halls	2,385	Stairs, Halls	2,385	Stairs, Halls	2,385	Stairs, Halls	2,385
D PHA-Wide Non-dwelling Structures				Mold	1,800	Mold	1,800	Mold	1,800
CFP Funds Listed for Five Year Planning	**184,964**	**75,526**		**84,746**		**84,746**		**84,746**	
Five Year Plan 2008-2012 Total for Chadwick Ave. Village / Mt.Prospect	**$514,728**								

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A. **NJ2-31** Stephanie Thompson Village AMP#: **3002**	27 Units								
B Physical Improvements								Garages, Carports	3,835
				Interior Lighting	31,544	Interior Lighting	1,447	Interior Lighting	2,895
				Major Kitchen Appliances	8,907	Major Kitchen Appliances	12,927		
		MOD Needs - Fees & Costs	6,000	MOD Needs - Fees & Costs	6,000	MOD Needs - Fees & Costs	6,000	MOD Needs - Fees & Costs	6,000
						Other Interior (explain)	10,387	Other Interior (explain)	15,739
		Plumbing Fixtures & Systems	1,758	Plumbing Fixtures & Systems	1,758	Plumbing Fixtures & Systems	1,758	Plumbing Fixtures & Systems	18,080
				Stairs, Halls	4,207				
								Walks, Steps, Rails	2,811
D PHA-Wide Non-dwelling Structures						MOD Needs - Struct. Investig. N	20,045		
F Other				MOD Needs - Contingency	2,777				
CFP Funds Listed for Five Year Planning	**27,766**	**7,758**		**55,193**		**52,564**		**49,359**	
Five Year Plan 2008-2012 Total for Stephanie Thompson Village	**$192,639**								

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A. **NJ2-35** West Side Village AMP#: **3003**	48 Units				
B Physical Improvements					
F Other		Supportive Services (Relocation) 70,000			
CFP Funds Listed for Five Year Planning	**49,362**	**70,000**	**0**	**0**	**0**
Five Year Plan 2008-2012 Total for West Side Village	**$119,362**				

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A. **NJ2-36** Janice Cromer AMP#: **3001**	89 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	19,598	Benches, Play Areas, Trash R	2,108	Benches, Play Areas, Trash Rec	2,108	Benches, Play Areas, Trash Rec	2,108
		Doors, Windows, Screens	14,945	Doors, Windows, Screens	14,945	Doors, Windows, Screens	14,945	Doors, Windows, Screens	25,058
		Interior Lighting	23,173	Interior Lighting	23,173	Interior Lighting	23,173	Interior Lighting	23,173
		Major Kitchen Appliances	26,499	Major Kitchen Appliances	26,499	Major Kitchen Appliances	26,499	Major Kitchen Appliances	26,499
		MOD Needs - Fees & Costs	14,348	MOD Needs - Fees & Costs	14,348	MOD Needs - Fees & Costs	14,348	MOD Needs - Fees & Costs	14,348
				Other exterior (explain)	35,844	Other exterior (explain)	41,348		
		Other Interior (explain)	37,615	Other Interior (explain)	37,615	Other Interior (explain)	37,615	Other Interior (explain)	78,098
		Plumbing Fixtures & Systems	27,938	Plumbing Fixtures & Systems	27,938	Plumbing Fixtures & Systems	27,938	Plumbing Fixtures & Systems	27,938
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	2,250	MOD Needs - Struct. Investig.	2,250	MOD Needs - Struct. Investig. N	2,250	MOD Needs - Struct. Investig. N	2,250
				Mold	6,000	Mold	6,000	Mold	6,000
CFP Funds Listed for Five Year Planning	**91,526**	**166,367**		**190,721**		**196,225**		**205,473**	
Five Year Plan 2008-2012 Total for Janice Cromer	**$850,312**								

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A. **NJ2-37** Oriental Village AMP#: **3001**	95 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	26,190			Doors, Windows, Screens	86,400	Doors, Windows, Screens	86,400
		Heating & Air Conditioning	9,185	Heating & Air Conditioning	61,466	Interior Lighting	25,838		
		Major Kitchen Appliances	66,989					Major Kitchen Appliances	9,800
		Other exterior (explain)	23,896						
		Other Interior (explain)	29,150	Other Interior (explain)	29,150				
		Plumbing Fixtures & Systems	9,500	Plumbing Fixtures & Systems	92,538			Plumbing Fixtures & Systems	91,226
		Walks, Steps, Rails	14,935						
CFP Funds Listed for Five Year Planning	**97,696**	**179,845**		**183,154**		**112,238**		**187,426**	
Five Year Plan 2008-2012 Total for Oriental Village	**$760,358**								

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A. **NJ2-39** Betty Shabazz Homes AMP#: **3004**	124 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	13,050			Benches, Play Areas, Trash Rec	69,960		
						Doors, Windows, Screens	20,352	Doors, Windows, Screens	50,880
								Interior Lighting	126,480
		Major Kitchen Appliances	167,972	Major Kitchen Appliances	139,799	Major Kitchen Appliances	75,103		
		MOD Needs - Fees & Costs	38,000	MOD Needs - Fees & Costs	38,000	MOD Needs - Fees & Costs	38,000	MOD Needs - Fees & Costs	38,000
		Other exterior (explain)	14,935	Other exterior (explain)	14,935				
								Other Interior (explain)	51,876
				Plumbing Fixtures & Systems	23,746				
						Underground Utilities	22,856		
		Walks, Steps, Rails	15,285						
D PHA-Wide Non-dwelling Structures				MOD Needs - Struct. Investig.	67,500				
CFP Funds Listed for Five Year Planning	**127,519**		**249,242**		**283,980**		**226,271**		**267,236**
Five Year Plan 2008-2012 Total for Betty Shabazz Homes	**$1,154,248**								

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A. **NJ2-40** Serenity Village AMP#: **3012**	100 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	11,128	Benches, Play Areas, Trash R	11,128	Benches, Play Areas, Trash Rec	11,128	Benches, Play Areas, Trash Rec	11,128
		Doors, Windows, Screens	21,600	Doors, Windows, Screens	43,200	Doors, Windows, Screens	43,200	Doors, Windows, Screens	43,200
		Heating & Air Conditioning	7,065	Heating & Air Conditioning	7,065	Heating & Air Conditioning	7,065	Heating & Air Conditioning	7,065
		Interior Lighting	8,160	Interior Lighting	8,160	Interior Lighting	8,160	Interior Lighting	8,160
		Major Kitchen Appliances	23,739	Major Kitchen Appliances	23,739	Major Kitchen Appliances	37,185	Major Kitchen Appliances	32,703
		MOD Needs - Fees & Costs	52,000	MOD Needs - Fees & Costs	52,000	MOD Needs - Fees & Costs	52,000	MOD Needs - Fees & Costs	52,000
		Other exterior (explain)	13,144	Other exterior (explain)	4,779	Other exterior (explain)	4,779	Other exterior (explain)	4,779
		Other Interior (explain)	3,825	Other Interior (explain)	3,825	Other Interior (explain)	19,425	Other Interior (explain)	3,825
		Plumbing Fixtures & Systems	36,305	Plumbing Fixtures & Systems	36,305	Plumbing Fixtures & Systems	36,305	Plumbing Fixtures & Systems	36,305
						Stairs, Halls	11,488	Stairs, Halls	11,488
		Walks, Steps, Rails	18,789						
D PHA-Wide Non-dwelling Structures				MOD Needs - Struct. Investig.	9,000	MOD Needs - Struct. Investig. N	9,000	MOD Needs - Struct. Investig. N	9,000
				Mold	16,000				
F Other				MOD Needs - Contingency	2,528	MOD Needs - Contingency	2,528	MOD Needs - Contingency	2,528
CFP Funds Listed for Five Year Planning	**252,838**	**195,754**		**217,729**		**242,262**		**222,180**	
Five Year Plan 2008-2012 Total for Serenity Village	**$1,130,763**								

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A. **NJ2-41** Oscar Miles (Site A) AMP#: **3004**	150 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	106,300			Doors, Windows, Screens	52,800		
		Interior Lighting	41,280						
		Major Kitchen Appliances	39,354	Major Kitchen Appliances	62,251	Major Kitchen Appliances	87,483	Major Kitchen Appliances	180,256
		MOD Needs - Fees & Costs	64,000	MOD Needs - Fees & Costs	64,000	MOD Needs - Fees & Costs	64,000	MOD Needs - Fees & Costs	64,000
		Other exterior (explain)	39,538	Other exterior (explain)	92,676			Other exterior (explain)	35,775
		Other Interior (explain)	23,723			Other Interior (explain)	46,112		
						Porches, Balconies	32,063		
		Stairs, Halls	26,331						
		Walks, Steps, Rails	12,474						
CFP Funds Listed for Five Year Planning	**154,257**	**353,000**		**218,927**		**282,457**		**280,031**	
Five Year Plan 2008-2012 Total for Oscar Miles (Site A)	**$1,288,673**								

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A. **NJ2-41** Oscar Miles (Site B-G) AMP#: **3007**	49 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	74,184	Benches, Play Areas, Trash R	18,850				
		Doors, Windows, Screens	23,040						
						Interior Lighting	18,259		
						Major Kitchen Appliances	53,244	Major Kitchen Appliances	37,050
		MOD Needs - Fees & Costs	12,000	MOD Needs - Fees & Costs	12,000	MOD Needs - Fees & Costs	12,000	MOD Needs - Fees & Costs	18,000
				Other exterior (explain)	31,557	Other exterior (explain)	4,261	Other exterior (explain)	19,504
				Other Interior (explain)	36,785	Other Interior (explain)	11,861		
								Porches, Balconies	43,301
						Stairs, Halls	7,021		
						Walks, Steps, Rails	7,511		
D PHA-Wide Non-dwelling Structures						MOD Needs - Struct. Investig. N	6,750		
CFP Funds Listed for Five Year Planning	**50,391**		**109,224**		**99,192**		**120,907**		**117,855**
Five Year Plan 2008-2012 Total for Oscar Miles (Site B-G)	**$497,569**								

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A. **NJ2-42** Kemsco AMP#: **3002**	194 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	11,600					Doors, Cabinets, Closets	87,480
				Doors, Windows, Screens	99,840				
				Heating & Air Conditioning	80,070				
						Interior Lighting	67,001		
		Major Kitchen Appliances	81,296	Major Kitchen Appliances	9,220	Major Kitchen Appliances	27,659	Major Kitchen Appliances	59,500
		MOD Needs - Fees & Costs	72,000	MOD Needs - Fees & Costs	72,000	MOD Needs - Fees & Costs	72,000	MOD Needs - Fees & Costs	72,000
						Other exterior (explain)	96,854	Other exterior (explain)	98,078
		Other Interior (explain)	36,785			Other Interior (explain)	57,324	Other Interior (explain)	32,697
		Plumbing Fixtures & Systems	10,070			Plumbing Fixtures & Systems	20,273	Plumbing Fixtures & Systems	20,273
								Porches, Balconies	92,150
						Underground Utilities	60,950		
		Walks, Steps, Rails	16,340						
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	4,500						
CFP Funds Listed for Five Year Planning	**289,506**	**232,591**		**261,130**		**402,061**		**462,178**	
Five Year Plan 2008-2012 Total for Kemsco	**$1,647,465**								

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A. **NJ2-43** Bellemead (15th Ave. Village) AMP#: **3003**	100 Units				
B Physical Improvements			Benches, Play Areas, Trash R 22,255		Doors, Cabinets, Closets 105,375
			Heating & Air Conditioning 82,268	Doors, Windows, Screens 76,800	
			Major Kitchen Appliances 13,048	Major Kitchen Appliances 38,988	
		MOD Needs - Fees & Costs 47,000	MOD Needs - Fees & Costs 47,000	MOD Needs - Fees & Costs 47,000	MOD Needs - Fees & Costs 70,500
			Other Interior (explain) 24,956	Other exterior (explain) 23,850	Other Interior (explain) 93,750
			Plumbing Fixtures & Systems 12,588		
			Walks, Steps, Rails 9,137		
CFP Funds Listed for Five Year Planning	**102,838**	**47,000**	**211,252**	**186,638**	**269,625**
Five Year Plan 2008-2012 Total for Bellemead (15th Ave. Village)	**$817,353**				

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A. **NJ2-44** Dr. Jose Rosario AMP#: **3007**	94 Units								
B Physical Improvements		Garages, Carports	13,352	Garages, Carports	13,352	Garages, Carports	13,352	Garages, Carports	13,352
		Interior Lighting	2,520	Interior Lighting	2,520	Interior Lighting	2,520	Interior Lighting	2,520
		Major Kitchen Appliances	15,892	Major Kitchen Appliances	15,892	Major Kitchen Appliances	15,892	Major Kitchen Appliances	15,892
		MOD Needs - Fees & Costs	56,000	MOD Needs - Fees & Costs	56,000	MOD Needs - Fees & Costs	56,000	MOD Needs - Fees & Costs	56,000
		Other exterior (explain)	17,469	Other exterior (explain)	17,469	Other exterior (explain)	17,469	Other exterior (explain)	17,469
		Other Interior (explain)	53,719	Other Interior (explain)	53,719	Other Interior (explain)	53,719	Other Interior (explain)	53,719
		Plumbing Fixtures & Systems	17,389	Plumbing Fixtures & Systems	17,389	Plumbing Fixtures & Systems	17,389	Plumbing Fixtures & Systems	17,389
		Stairs, Halls	1,465	Stairs, Halls	1,465	Stairs, Halls	1,465	Stairs, Halls	1,465
		Walks, Steps, Rails	979	Walks, Steps, Rails	979	Walks, Steps, Rails	979	Walks, Steps, Rails	979
D PHA-Wide Non-dwelling Structures				MOD Needs - Struct. Investig.	52,875	MOD Needs - Struct. Investig. N	21,150	MOD Needs - Struct. Investig. N	52,875
CFP Funds Listed for Five Year Planning	**96,668**	**178,784**		**231,659**		**199,934**		**231,659**	
Five Year Plan 2008-2012 Total for Dr. Jose Rosario	**$938,704**								

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A. **NJ2-45** Claremont AMP#: **3003**	96 Units								
B Physical Improvements								Benches, Play Areas, Trash Rec	39,115
						Doors, Cabinets, Closets	2,332		
		Heating & Air Conditioning	13,161						
		Interior Lighting	4,192						
				Interior Painting	95,675				
		Major Kitchen Appliances	19,067			Major Kitchen Appliances	8,455		
		MOD Needs - Fees & Costs	27,000	MOD Needs - Fees & Costs	36,000	MOD Needs - Fees & Costs	36,000	MOD Needs - Fees & Costs	36,000
		Other exterior (explain)	97,349	Other exterior (explain)	64,109	Other exterior (explain)	6,103	Other exterior (explain)	18,095
		Other Interior (explain)	5,531			Other Interior (explain)	9,134	Other Interior (explain)	3,017
		Parking Lots, Paving, Curbs	852					Parking Lots, Paving, Curbs	19,301
		Plumbing Fixtures & Systems	12,889						
						Porches, Balconies	16,841		
		Underground Utilities	3,680						
		Walks, Steps, Rails	3,916			Walks, Steps, Rails	3,674		
D PHA-Wide Non-dwelling Structures		Mold	768						
CFP Funds Listed for Five Year Planning	**2,838**	**188,405**		**195,783**		**82,539**		**115,528**	
Five Year Plan 2008-2012 Total for Claremont	**$585,094**								

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A. **NJ2-46** (Avon Ave.) Redevelopment AMP#: **3012**	96 Units								
B Physical Improvements						Benches, Play Areas, Trash Rec	13,751	Benches, Play Areas, Trash Rec	13,751
						Doors, Cabinets, Closets	3,280		
		Heating & Air Conditioning	18,508						
		Interior Lighting	5,894			Interior Lighting	3,576		
				Lawns, Plantings	2,861	Lawns, Plantings	5,913		
		Major Kitchen Appliances	26,813			Major Kitchen Appliances	26,080		
		MOD Needs - Fees & Costs	31,500	MOD Needs - Fees & Costs	25,200	MOD Needs - Fees & Costs	25,200	MOD Needs - Fees & Costs	25,200
		Other exterior (explain)	98,261			Other exterior (explain)	21,463		
				Other Interior (explain)	11,116	Other Interior (explain)	40,193		
				Parking Lots, Paving, Curbs	1,199	Parking Lots, Paving, Curbs	11,308		
		Plumbing Fixtures & Systems	18,125						
								Porches, Balconies	11,842
				Underground Utilities	5,175				
		Walks, Steps, Rails	5,507			Walks, Steps, Rails	5,167		
D PHA-Wide Non-dwelling Structures		Mold	1,080						
CFP Funds Listed for Five Year Planning	**2,724**	**205,688**		**45,551**		**155,931**		**50,793**	
Five Year Plan 2008-2012 Total for (Avon Ave.) Redevelopment	**$460,687**								

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A. **NJ2-47** Clinton Ave. Townhomes AMP#: **3006**	100 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	22,457						
		Doors, Windows, Screens	6,905						
		Interior Lighting	8,879					Interior Lighting	10,655
								Lawns, Plantings	44,409
		Major Kitchen Appliances	47,256	Major Kitchen Appliances	73,226	Major Kitchen Appliances	131,236	Major Kitchen Appliances	72,869
		MOD Needs - Fees & Costs	44,681	MOD Needs - Fees & Costs	43,000	MOD Needs - Fees & Costs	43,000	MOD Needs - Fees & Costs	43,000
		Other exterior (explain)	35,065	Other exterior (explain)	24,253	Other exterior (explain)	24,254	Other exterior (explain)	11,676
		Other Interior (explain)	7,814					Other Interior (explain)	36,755
		Parking Lots, Paving, Curbs	5,326					Parking Lots, Paving, Curbs	18,399
								Stairs, Halls	1,471
		Walks, Steps, Rails	28,885						
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	1,144						
CFP Funds Listed for Five Year Planning	**2,838**		**208,412**		**140,479**		**198,490**		**239,234**
Five Year Plan 2008-2012 Total for Clinton Ave. Townhomes	**$789,454**								

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A. **NJ2-48** Century 21 AMP#: **3006**	96 Units								
B Physical Improvements						Benches, Play Areas, Trash Rec	32,520		
		Doors, Windows, Screens	2,347	Doors, Windows, Screens	9,386				
		Interior Lighting	18,265						
		Major Kitchen Appliances	109,563	Major Kitchen Appliances	18,149	Major Kitchen Appliances	198,752	Major Kitchen Appliances	198,752
		MOD Needs - Fees & Costs	16,000	MOD Needs - Fees & Costs	16,000	MOD Needs - Fees & Costs	16,000	MOD Needs - Fees & Costs	16,000
		Other exterior (explain)	31,100	Other exterior (explain)	9,341	Other exterior (explain)	45,974	Other exterior (explain)	9,341
				Other Interior (explain)	4,822	Other Interior (explain)	4,822	Other Interior (explain)	4,822
		Parking Lots, Paving, Curbs	5,029						
		Walks, Steps, Rails	16,158						
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	4,320						
CFP Funds Listed for Five Year Planning	**2,724**	**202,782**		**57,699**		**298,069**		**228,916**	
Five Year Plan 2008-2012 Total for Century 21	**$790,189**								

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Capital Fund Program Five Year Action Plan
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PHA Name **Newark Housing Authority**				[X] Original Annual Statement [ ] Revision No:	
Devt' Number / Name / HA-wide	Year 1 See Annual Statement	**Work Statement for Yr 2** FFY Grant: NJ39P002501-09 PHA FY : 2009	**Work Statement for Yr 3** FFY Grant: NJ39P002501-10 PHA FY: 2010	**Work Statement for Yr 4** FFY Grant: NJ39P002501-11 PHA FY: 2011	**Work Statement for Yr 5** FFY Grant: NJ39P00250112 PHA FY: 2012
A. **NJ2-49** Un-named, Incomplete NJ2-49 (88 Units) AMP#: **xxxx**	Units				
B Physical Improvements					
F Other			MOD Needs - Contingency 59,400	MOD Needs - Contingency 79,200	MOD Needs - Contingency 49,500
CFP Funds Listed for Five Year Planning	**10,534**	**0**	**59,400**	**79,200**	**49,500**
Five Year Plan 2008-2012 Total for Un-named, Incomplete NJ2-49 (88 Units)	**$198,634**				

Capital Fund Program Five Year Action Plan
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[ ] Revision No:

Devt' Number / Name / HA-wide	Year 1 See Annual Statement	Work Statement for Yr 2 FFY Grant: NJ39P002501-09 PHA FY : 2009		Work Statement for Yr 3 FFY Grant: NJ39P002501-10 PHA FY: 2010		Work Statement for Yr 4 FFY Grant: NJ39P002501-11 PHA FY: 2011		Work Statement for Yr 5 FFY Grant: NJ39P00250112 PHA FY: 2012	
A. **NJ2-50** North Point Townhomes AMP#: **3001**	54 Units								
B Physical Improvements								Benches, Play Areas, Trash Rec	69,390
		Doors, Cabinets, Closets	1,312						
		Heating & Air Conditioning	7,403						
		Interior Lighting	2,357			Interior Lighting	1,429		
						Lawns, Plantings	3,507		
		Major Kitchen Appliances	15,477			Major Kitchen Appliances	5,674		
		MOD Needs - Fees & Costs	19,970	MOD Needs - Fees & Costs	15,000	MOD Needs - Fees & Costs	15,000	MOD Needs - Fees & Costs	15,000
		Other exterior (explain)	42,737	Other exterior (explain)	48,939	Other exterior (explain)	10,177		
		Other Interior (explain)	8,248			Other Interior (explain)	12,268		
		Parking Lots, Paving, Curbs	479			Parking Lots, Paving, Curbs	21,448		
		Plumbing Fixtures & Systems	7,249						
				Porches, Balconies	47,366			Porches, Balconies	28,420
		Underground Utilities	2,070						
		Walks, Steps, Rails	4,269						
D PHA-Wide Non-dwelling Structures		Mold	4,320						
CFP Funds Listed for Five Year Planning	**9,569**	**115,891**		**111,305**		**69,503**		**112,810**	
Five Year Plan 2008-2012 Total for North Point Townhomes	**$419,078**								

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A. **NJ2-50** Town Homes at South Point AMP#: **3012**	28 Units				
B Physical Improvements					
F Other			MOD Needs - Contingency 70,000	MOD Needs - Contingency 70,000	MOD Needs - Contingency 35,000
CFP Funds Listed for Five Year Planning	**9,002**	**0**	**70,000**	**70,000**	**35,000**
Five Year Plan 2008-2012 Total for Town Homes at South Point	**$184,002**				

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A. **NJ2-51** Mt. Pleasant AMP#: **3002**	9 Units								
B Physical Improvements		Doors, Windows, Screens	801						
		Major Kitchen Appliances	2,002	Major Kitchen Appliances	2,002	Major Kitchen Appliances	16,410	Major Kitchen Appliances	18,184
		MOD Needs - Fees & Costs	2,000	MOD Needs - Fees & Costs	2,000	MOD Needs - Fees & Costs	2,000	MOD Needs - Fees & Costs	2,000
		Other exterior (explain)	8,782	Other exterior (explain)	14,241	Other exterior (explain)	1,190	Other exterior (explain)	397
		Other Interior (explain)	1,116						
		Parking Lots, Paving, Curbs	100	Parking Lots, Paving, Curbs	100	Parking Lots, Paving, Curbs	100	Parking Lots, Paving, Curbs	33
		Plumbing Fixtures & Systems	2,136						
		Walks, Steps, Rails	1,976	Walks, Steps, Rails	347	Walks, Steps, Rails	347	Walks, Steps, Rails	116
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	510	MOD Needs - Struct. Investig.	510	MOD Needs - Struct. Investig. N	510	MOD Needs - Struct. Investig. N	170
CFP Funds Listed for Five Year Planning	**376**	**19,421**		**19,199**		**20,556**		**20,899**	
Five Year Plan 2008-2012 Total for Mt. Pleasant	**$80,451**								

Capital Fund Program Five Year Action Plan
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A. **NJ2-52** Wynona Lipman Gardens AMP#: **3010**	300 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	1,392					Benches, Play Areas, Trash Rec	29,601
		Doors, Cabinets, Closets	7,290						
						Doors, Windows, Screens	35,393	Doors, Windows, Screens	183,398
						Garages, Carports	10,725		
		Heating & Air Conditioning	41,134						
		Interior Lighting	13,100			Interior Lighting	7,950		
		Interior Painting	29,898	Interior Painting	29,898	Interior Painting	29,898	Interior Painting	29,898
						Lawns, Plantings	11,024	Lawns, Plantings	39,395
		Major Kitchen Appliances	68,325			Major Kitchen Appliances	29,373		
		MOD Needs - Fees & Costs	90,642	MOD Needs - Fees & Costs	86,000	MOD Needs - Fees & Costs	86,000	MOD Needs - Fees & Costs	86,000
		Other exterior (explain)	19,080	Other exterior (explain)	126,140	Other exterior (explain)	83,210	Other exterior (explain)	143,170
		Other Interior (explain)	27,749			Other Interior (explain)	46,360		
		Parking Lots, Paving, Curbs	2,667					Parking Lots, Paving, Curbs	60,319
		Plumbing Fixtures & Systems	40,280						
		Porches, Balconies	52,629	Porches, Balconies	26,315	Porches, Balconies	78,944		
								Roofs, Flashing, Vents	7,125
		Underground Utilities	11,500						
		Walks, Steps, Rails	12,240			Walks, Steps, Rails	11,485		
D PHA-Wide Non-dwelling Structures		Mold	24,000						
CFP Funds Listed for Five Year Planning	**8,513**	**441,927**		**268,353**		**430,362**		**578,905**	
Five Year Plan 2008-2012 Total for Wynona Lipman Gardens	**$1,728,060**								

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A. **NJ2-53** Un-named, Incomplete NJ2-53 (56 Units) AMP#: **yyyy**	Units				
B Physical Improvements					
F Other			MOD Needs - Contingency 59,400	MOD Needs - Contingency 79,200	MOD Needs - Contingency 49,500
CFP Funds Listed for Five Year Planning	**9,625**	**0**	**59,400**	**79,200**	**49,500**
Five Year Plan 2008-2012 Total for Un-named, Incomplete NJ2-53 (56 Units)	**$197,725**				

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A. **NJ2-67** Riverside Villa I (67) AMP#: **3011**	50 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	16,938						
		Doors, Windows, Screens	306	Doors, Windows, Screens	306	Doors, Windows, Screens	306	Doors, Windows, Screens	306
						Garages, Carports	2,735	Garages, Carports	2,735
		Interior Lighting	9,514			Interior Lighting	571	Interior Lighting	571
		Major Kitchen Appliances	54,612	Major Kitchen Appliances	54,612	Major Kitchen Appliances	58,070	Major Kitchen Appliances	58,070
		MOD Needs - Fees & Costs	18,767	MOD Needs - Fees & Costs	18,767	MOD Needs - Fees & Costs	18,767	MOD Needs - Fees & Costs	18,767
		Other exterior (explain)	9,010	Other exterior (explain)	530	Other exterior (explain)	28,297	Other exterior (explain)	3,970
		Other Interior (explain)	1,256	Other Interior (explain)	1,256	Other Interior (explain)	3,977	Other Interior (explain)	3,977
		Parking Lots, Paving, Curbs	2,620						
						Porches, Balconies	4,473	Porches, Balconies	4,473
						Stairs, Halls	10,206	Stairs, Halls	10,206
		Walks, Steps, Rails	8,417						
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	2,250						
G Operations									
CFP Funds Listed for Five Year Planning	**251,087**	**123,688**		**75,470**		**127,402**		**103,075**	
Five Year Plan 2008-2012 Total for Riverside Villa I (67)	**$680,722**								

Capital Fund Program Five Year Action Plan
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A. **NJ2-68** Riverside Villa II (68) AMP#: **3011**	59 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	24,447						
				Curtains, Shades	148	Curtains, Shades	148	Curtains, Shades	148
				Doors, Cabinets, Closets	424	Doors, Cabinets, Closets	424	Doors, Cabinets, Closets	424
				Doors, Windows, Screens	204	Doors, Windows, Screens	25,072	Doors, Windows, Screens	25,072
				Garages, Carports	3,218	Garages, Carports	3,218	Garages, Carports	3,218
		Interior Lighting	5,240	Interior Lighting	1,346	Interior Lighting	1,346	Interior Lighting	1,346
						Interior Painting	14,410	Interior Painting	14,410
		Lawns, Plantings	47,405						
				Major Kitchen Appliances	11,221	Major Kitchen Appliances	54,214	Major Kitchen Appliances	54,214
		MOD Needs - Fees & Costs	20,767	MOD Needs - Fees & Costs	20,767	MOD Needs - Fees & Costs	20,767	MOD Needs - Fees & Costs	20,767
		Other exterior (explain)	29,332	Other exterior (explain)	7,649	Other exterior (explain)	7,649	Other exterior (explain)	7,649
		Other Interior (explain)	22,113	Other Interior (explain)	9,907	Other Interior (explain)	9,907	Other Interior (explain)	9,907
		Parking Lots, Paving, Curbs	26,346						
				Porches, Balconies	5,263	Porches, Balconies	5,263	Porches, Balconies	5,263
				Stairs, Halls	1,800	Stairs, Halls	1,800	Stairs, Halls	1,800
		Walks, Steps, Rails	8,201						
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	675						
G Operations									
CFP Funds Listed for Five Year Planning	**297,189**		**184,526**		**61,946**		**144,218**		**144,218**
Five Year Plan 2008-2012 Total for Riverside Villa II (68)	**$832,098**								

Capital Fund Program Five Year Action Plan
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A. **NJ2-69** Riverside Villa III (69) AMP#: **3011**	87 Units								
B Physical Improvements		Benches, Play Areas, Trash Rec	50,320						
				Curtains, Shades	193	Curtains, Shades	193	Curtains, Shades	193
				Doors, Windows, Screens	66,897	Doors, Windows, Screens	22,842	Doors, Windows, Screens	22,842
		Interior Lighting	8,384	Interior Lighting	2,029	Interior Lighting	2,029	Interior Lighting	2,029
						Interior Painting	22,270	Interior Painting	22,270
		Lawns, Plantings	37,482						
				Major Kitchen Appliances	19,923	Major Kitchen Appliances	58,868	Major Kitchen Appliances	58,868
		MOD Needs - Fees & Costs	22,767	MOD Needs - Fees & Costs	22,767	MOD Needs - Fees & Costs	22,767	MOD Needs - Fees & Costs	22,767
		Other exterior (explain)	15,995	Other exterior (explain)	10,829	Other exterior (explain)	10,829	Other exterior (explain)	10,829
		Other Interior (explain)	8,778	Other Interior (explain)	15,284	Other Interior (explain)	15,284	Other Interior (explain)	15,284
		Parking Lots, Paving, Curbs	37,298						
				Porches, Balconies	7,631	Porches, Balconies	7,631	Porches, Balconies	7,631
		Stairs, Halls	1,737	Stairs, Halls	3,375	Stairs, Halls	3,375	Stairs, Halls	3,375
D PHA-Wide Non-dwelling Structures		MOD Needs - Struct. Investig. Ne	4,500						
G Operations									
CFP Funds Listed for Five Year Planning	**430,926**	**187,260**		**148,929**		**166,088**		**166,088**	
Five Year Plan 2008-2012 Total for Riverside Villa III (69)	**$1,099,291**								

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A. **NJ2-70** Kretchmer Homes (Townhomes) AMP#: **3009**	143 Units								
B Physical Improvements								Benches, Play Areas, Trash Rec	37,092
						Gutters, Downspouts	13,219		
		Interior Lighting	31,858	Interior Lighting	3,318	Interior Lighting	3,318	Interior Lighting	3,318
		Interior Painting	23,784			Interior Painting	23,784	Interior Painting	23,784
						Lawns, Plantings	10,600		
		Major Kitchen Appliances	16,274	Major Kitchen Appliances	16,274	Major Kitchen Appliances	16,274	Major Kitchen Appliances	16,274
		MOD Needs - Fees & Costs	16,560	MOD Needs - Fees & Costs	16,560	MOD Needs - Fees & Costs	16,560	MOD Needs - Fees & Costs	16,560
		Other exterior (explain)	99,061	Other exterior (explain)	14,384	Other exterior (explain)	14,384	Other exterior (explain)	14,384
		Other Interior (explain)	58,534	Other Interior (explain)	25,237	Other Interior (explain)	68,809	Other Interior (explain)	102,772
								Parking Lots, Paving, Curbs	40,026
		Porches, Balconies	26,989	Porches, Balconies	15,876	Porches, Balconies	15,876	Porches, Balconies	15,876
				Roofs, Flashing, Vents	4,365				
		Stairs, Halls	225	Stairs, Halls	359	Stairs, Halls	225	Stairs, Halls	225
		Walks, Steps, Rails	18,360						
CFP Funds Listed for Five Year Planning	**127,799**	**291,646**		**96,373**		**183,049**		**270,311**	
Five Year Plan 2008-2012 Total for Kretchmer Homes (Townhomes)	**$969,177**								

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Newark Housing Authority First Five Year (2008-2012) Annual Capital Program Totals	2008 18,127,939	2009 18,199,466	2010 18,198,822	2011 18,192,907	2012 18,191,660

Proposed Admissions and Continued Occupancy Plan (Attachment A)

EQUAL HOUSING OPPORTUNITY

ADMISSIONS and CONTINUED OCCUPANCY POLICIES

DRAFT

Last Approved Version Effective: 11/1/08

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CHAPTER 1: OVERVIEW OF THE PROGRAM AND PLAN

Mission Statement

The Newark Housing Authority's (NHA) mission is to invest in its families by building and maintaining affordable housing to encourage economic independence and healthy communities

Overview and Purpose of the Policy

This Admissions and Continued Occupancy Policy (ACOP) is the policy of the Board of Commissioners of the Newark Housing Authority (NHA) governing Public Housing occupancy in properties NHA owns. The ACOP is NHA's written statement of policies used to carry out the housing program in accordance with federal law and regulations, and HUD requirements. The ACOP is required by HUD and it must be available for public review [CFR 24 Part 903]. The ACOP also contains policies that support the objectives contained in NHA's Agency Plan.

All issues related to Public Housing not addressed in this ACOP are governed by federal regulations, HUD handbooks and guidebooks, notices and applicable state and local laws. The policies in this ACOP have been designed to ensure compliance with the consolidated Annual Contributions Contract (ACC) and all HUD-approved applications for program funding. NHA is responsible for complying with all changes in HUD regulations pertaining to Public Housing. If such changes conflict with this plan, HUD regulations will have precedence.

Contents of the Policy

Individual HUD regulations contain requirements for inclusion in NHA's written policy. Minimally, the ACOP covers NHA policies on these subjects:

- The organization of the Waiting List and how families are selected and offered available units, including any NHA admission preferences, procedures for removing applicant names from the Waiting List, and procedures for closing and reopening NHA Waiting List;
- Transfer policies and the circumstances under which a transfer would take precedence over a new admission;
- Standards for determining eligibility, suitability for tenancy, and the size and type of the apartment needed;
- Procedures for verifying the information the family has provided;
- The method for achieving deconcentration of poverty and income-mixing of Public Housing developments;
- Grievance procedures;
- Policies concerning payment by a family to NHA of amounts the family owes NHA;
- Interim redeterminations of family income and composition;
- Policies regarding community service requirements; and
- Policies and rules about safety and ownership of pets in Public Housing.

Updating the Policy

NHA will review and update the ACOP, to comply with changes in regulations, NHA operations, or when needed to ensure staff consistency in operation. The original policy and any changes will be approved by

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NHA's Board of Commissioners. Pertinent sections of the ACOP will be included in the Agency Plan, and a copy provided to HUD.

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CHAPTER 2: FAIR HOUSING, EQUAL OPPORTUNITY & DOMESTIC VIOLENCE PROTECTIONS

Overview

Federal laws require Public Housing authorities to treat all applicants and resident families equally, providing the same quality of service, regardless of family characteristics and background. Federal law prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, age, familial status, and disability. NHA will comply fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including:

a. Title VI of the Civil Rights Act of 1964, which forbids discrimination on the basis of race, color, religion, national origin or sex; **24 CFR § 1 and 100;**

b. Title VIII of the Civil Rights Act of 1968 (as amended by the 1974 HCDA and the Fair Housing Amendments Act of 1988), which extends protection against discrimination based on disability and familial status, and spells out forms of prohibited discrimination; **24 CFR § 100;**

c. Executive Order 11063;

d. Section 504 of the Rehabilitation Act of 1973, which describes specific housing rights of persons with disabilities; **24 CFR § 8**;

e. Age Discrimination Act of 1975, which establishes certain rights of the elderly; **24 CFR § 146;**

f. Title II of the Americans with Disabilities Act and the Fair Housing Amendments. Title II deals with common areas and public space, not living units; and

g. Any applicable State laws or local ordinances.

Nondiscrimination

1. NHA shall not discriminate because of race, color, national origin, sex, religion, familial status, or disability in the leasing, rental, occupancy, use, or other disposition of housing or related facilities, including land that is part of a development under NHA's jurisdiction covered by a Public Housing Annual Contributions Contract with HUD. Other rights of applicants and residents are listed in the ***Discriminatory Conduct Under the Fair Housing Act.***

2. NHA shall not deny admission to otherwise qualified applicants because of their membership in some group to which negative behavior may be imputed. Instead, the resident selection criteria to be established and information to be considered shall be reasonably related to individual attributes and behavior of an applicant. **24 CFR § 960.203(a)**

3. NHA shall not permit these policies to be subverted to do personal or political favors. Further, NHA will offer units only in the order prescribed by this policy since any other method violates the policy, federal law, and the civil rights of the other families on the Waiting List. **24 CFR § 960.206(e)** NHA's method for selecting applicants will provide a clear audit trail that can be used to verify that each applicant has been selected in accordance with the method specified in NHA plan.

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Discrimination Complaints

The family should advise NHA if an applicant or resident family believes that any family member has been discriminated against by NHA. NHA will make every reasonable attempt to determine whether the applicant or resident family assertions have merit and take any warranted corrective action.

NHA will provide a copy of a discrimination complaint form to the complainant and provide them with information on how to complete and submit the form to HUD's Office of Fair Housing and Equal Opportunity (FHEO). **(Public Housing Occupancy Guidebook PHOG Pg. 15)**

Affirmative Marketing

It is the responsibility of NHA and its contract management agents to conduct all marketing activities in an open and clear manner, with all marketing information available in both English and Spanish and in a manner that reaches those eligible families least likely to apply.

Marketing and informational materials will:

1. Comply with Fair Housing Act requirements on wording, logo, size of type, etc.;

2. Describe the housing units, application process, Waiting List and preference structure accurately;

3. Use clear and easy to understand terms in English-language and Spanish-language print media;

4. Include contact agencies that serve potentially qualified applicants least likely to apply (e.g. persons with disabilities or members of racial or ethnic minority groups) to ensure that accessible/adaptable units are offered to applicants who need such features and that all minorities are notified;

5. Make clear who is eligible: low income individuals and families; working and non-working people; and people with both physical and mental disabilities; and

6. Be clear about NHA's responsibility to provide Reasonable Accommodations to people with disabilities.

Annual Affirmative Marketing

In order to identify and then market effectively to those eligible families least likely to apply, NHA, or its contractor, shall perform annual affirmative marketing analyses which may include:

1. Demographic breakdowns of properties and Waiting Lists

2. Determination of the number and percentage of income eligible families by income tiers

3. Determine under-served populations within the City

4. Determine the number, size and type of units likely to become vacant over the next 24 months and determine if Waiting Lists should be closed and/or re-opened

5. Design marketing strategies to reach those under-served families

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Limited English Proficiency

NHA will consider the following four factors to ensure meaningful access to its programs for situations in which the size of the language group meets the minimum Federal Register chart:

1. The number or proportion of LEP persons eligible to be served or likely to be encountered by the program or grantee;

2. The frequency with which LEP persons come in contact with the program;

3. The nature and importance of the program, activity, or service provided by the program to people's lives; and

4. The resources available and related costs.

- If there are fewer than 50 persons in a language group, NHA will not translate vital written materials, but instead may provide written notice in the primary language of the LEP language group of the right to receive competent oral interpretation of these written materials.

- The decision about when materials will be made available in other languages will be based on the proportion of persons in the eligible population of Newark whose first language is other than English.

- At all NHA offices a notice will be available that states in multiple languages (and alphabets), "Please make a new appointment and bring someone with you who can interpret for you."

- Applicants and residents with limited English proficiency (LEP) may furnish an interpreter to assist in communication with NHA.

Violence Against Women Act (VAWA)

The purpose of this policy is to implement applicable provisions of the Violence Against Women Reauthorization Act of 2005 and to set forth NHA's policies regarding domestic violence, dating violence, and stalking. Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence. **(PIH Notice 2006-42)**

Denying Assistance to Domestic Violence, Dating Violence or Stalking Victims

No applicant to NHA's Public Housing Program who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

Terminating Assistance of Domestic Violence, Dating Violence or Stalking Victims and Offenders

The Violence Against Women Reauthorization Act of 2005 (VAWA) provides that "criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a resident's household or any guest or other person under the resident's control shall not be a cause for termination of

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assistance, tenancy, or occupancy rights if the resident or an immediate member of the resident's family is the victim or threatened victim of that domestic violence, dating violence, or stalking."

NHA may exercise its authority to "terminate assistance to any individual who is a resident or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a resident or lawful occupant."

VAWA does not limit NHA's authority to terminate the assistance of any participant if NHA "can demonstrate an actual and imminent threat to other residents or those employed at or providing service to the property if that resident is not evicted or terminated from assistance."

Victim Documentation

When a participant family is facing termination of assistance because of the actions of a participant, household member, guest, or other person under the participant's control and a participant or immediate family member of the participant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, NHA will require the individual to submit documentation affirming that claim.

NHA will accept one of three methods for certification of a claim:

- A completed HUD form 50066, which NHA will make available to a participating family upon request and/or
- A Federal, State, tribal, territorial, local police or court record and/or
- Documentation signed and attested to by a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attests under penalty of perjury to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence or stalking has signed or attested to the documentation.

The required certification and supporting documentation must be submitted to NHA within 14 business days after NHA issues their written request. The 14-day deadline may be extended at NHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 business days, or the approved extension period, NHA may proceed with termination of assistance.

If NHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property, if the participant's tenancy is not terminated, NHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Terminating Assistance of a Domestic Violence Offender

Although VAWA provides termination protection for victims of domestic violence, it does not provide protection for offenders. NHA may exercise its explicit authority to "terminate assistance to any individual who is a resident or lawful occupant and who engages in criminal acts of physical violence against family members or others…without terminating assistance to, or otherwise penalizing the victim of such violence who is also a resident or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if NHA chooses to exercise this authority, NHA will follow any procedures prescribed by HUD or by applicable local, state, or federal law regarding termination of assistance **[Pub.L. 109-271].**

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When the actions of a participant or other family member result in a decision to terminate the family's assistance and another family member claims that the actions involve criminal acts of physical violence against family members or others, NHA will request that the victim submit the required certification and supporting documentation in accordance with the stated timeframe. If the certification and supporting documentation are submitted within the required timeframe, or any approved extension period, NHA will terminate only the offender's assistance. If the victim does not provide the certification and supporting documentation, as required, NHA will proceed with termination of the family's assistance.

If NHA can demonstrate an actual and imminent threat to other residents or those employed at or providing service to the property if the participant's tenancy is not terminated, NHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Information requirements related the termination notices and VAWA can be found in the chapter on Lease Termination.

Confidentiality Requirements

All information provided to NHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law. NHA will maintain information regarding domestic violence, dating violence, or stalking in a sealed envelope in the resident's file.

Housing Act Definitions

The following definitions which are related to VAWA can be found in the definitions section of the ACOP:

1. Domestic Violence:
2. Dating Violence:
3. Stalking:
4. Immediate Family Member:

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CHAPTER 3: REASONABLE ACCOMMODATION POLICY

Overview

The Newark Housing Authority ("NHA") is committed to ensuring that its policies do not deny individuals with disabilities the opportunity to participate in, or benefit from, nor otherwise discriminate against individuals with disabilities, on the basis of a disability, in connection with the operations of NHA's programs, services and activities. Therefore, if an individual with a disability requires an accommodation such as an accessible feature or modification to a NHA policy, NHA will provide such accommodation unless doing so would result in a fundamental alteration in the nature of the program; or an undue financial and administrative burden. In such a case, NHA will make another accommodation that would not result in a financial or administrative burden.

A Reasonable Accommodation is a change, modification, alteration or adaptation in policy, procedure, practice, program, or facility that provides a qualified individual with disability the opportunity to participate in, or benefit from, a program (housing or non-housing) or activity.

NHA will make available a copy of the Reasonable Accommodation Policy in the Central Administrative Offices located at 500 Broad Street, Newark, NJ; the Regional Offices of NHA; and the management office in each Public Housing development. In addition, individuals may obtain a copy of the Reasonable Accommodation Policy, upon request, from NHA's ADA/504 Coordinator.

Legal Authority

NHA is subject to Federal civil rights laws and regulations. This Reasonable Accommodation Policy is based on the following statutes or regulations and the respective implementing regulations for each Act:

- Section 504 of the Rehabilitation Act of 1973 (Section 504) *See* 29 U.S.C. §794; 24 C.F.R. Part 8;
- Title II of the Americans with Disabilities Act of 1990 (ADA) *See* 42 U.S.C. §§ 12101 et seq.;
- The Fair Housing Act of 1968, as amended (Fair Housing Act) *See* 42 U.S.C. §§ 3601-20; 24 C.F.R. Part 100; and
- The Architectural Barriers Act of 1968, *See* 42 U.S.C. §§ 4151-4157.

Application of the Reasonable Accommodation Policy

The Reasonable Accommodation Policy applies to the following individuals with disabilities in NHA Public Housing program:

1. Applicants of the Public Housing Program;
2. Residents of Public Housing developments; and
3. Participants in all other programs or activities receiving Federal financial assistance that are conducted or sponsored by NHA, its agents or contractors including all non-housing facilities and common areas owned or operated by NHA.

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Person with a Disability

A person with a disability means an individual who has a physical or mental impairment that substantially limits one or more major life activities. As used in this definition, the phrase "physical or mental impairment" includes:

1. Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or

2. Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities.

The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech, and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

"Major life activities" means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing and learning.

The definition of disability does not include any individual who is an alcoholic; whose current use of alcohol prevents the individual from participating in the Public Housing program or activities; or whose participation, by reason of such current alcohol abuse, would constitute a direct threat to property or the safety of others.

Requests for Reasonable Accommodation

NHA will ask all applicants and resident families if they require any type of accommodations at application intake and recertification. In addition, a person with a disability may request a Reasonable Accommodation at any time during the application process and throughout their residency in Public Housing. While individuals may submit requests in writing, orally, or by any other equally effective means of communication, NHA will ensure that the request is reduced to writing.

Reasonable accommodation methods or actions that may be appropriate for a particular program and individual may be found to be inappropriate for another program or individual. The decision to approve or deny a request for a Reasonable Accommodation is made on a case-by-case basis and takes into consideration the disability and the needs of the individual as well as the nature of the program or activity in which the individual seeks to participate. NHA will respond in writing to all requests for Reasonable Accommodation. All decisions to grant or to deny Reasonable Accommodations will be communicated in writing and in the form requested by the individual.

Examples of Reasonable Accommodations

Examples of Reasonable Accommodations may include, but are not limited to:

1. Making an apartment, part of an apartment or public and common use features accessible for the head of household or a household member with a disability who is on the lease;

2. Permitting a family to have a service or assistance animal necessary to assist a family member with a disability;

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3. Allowing a live-in aid to reside in an appropriately sized NHA apartment;

4. Transferring a resident to a larger size apartment to provide a separate bedroom for a person with a disability;

5. Transferring a resident to an apartment on a lower level or an apartment that is completely on one level;

6. Making documents available in large type, computer disc or Braille;

7. Providing qualified sign language interpreters for applicant or resident meetings with NHA staff; or at resident meetings;

8. Installing strobe type flashing lights and other such equipment for a family member with a hearing impairment;

9. Permitting an outside agency or family member to assist a resident or an applicant in meeting screening criteria or meeting essential lease obligations;

10. Permitting requests for extensions of Housing Choice Vouchers if there is difficulty in locating an apartment with suitable accessible features or otherwise appropriate for the family; and

11. As a Reasonable Accommodation for a family member with a disability, approving a request for exception payment standard amounts under the Housing Choice Voucher Program in accordance with 24 C.F.R. § 8.28 and 982.504 (b)(2).

Verification of Reasonable Accommodation Request

NHA may request documentation of the need for a Reasonable Accommodation. NHA may verify a person's disability only to the extent necessary to ensure that individuals who have requested a Reasonable Accommodation have a disability-based need for the requested accommodation.

However, NHA will not require individuals to disclose confidential medical records in order to verify a disability. In addition, NHA will not require specific details regarding the individual's disability. NHA will only request documentation to confirm the disability-related need(s) for the requested Reasonable Accommodation(s). NHA will not require the individual to disclose the specific disability(ies); or the nature or extent of the individual's disability(ies).

The following individuals/entities may provide verification of a resident's disability and the need for the requested accommodation(s):

1. Physician;

2. Licensed health professional;

3. Professional representing a social service agency; or

4. Disability agency or clinic.

Two (2) written requests for verification will be made. If no response is received by the 11th business day after the 1st request is sent, a 2nd request will be sent. The ADA/504 Coordinator may request 3rd party oral verification, if deemed necessary.

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Processing Reasonable Accommodation Requests

NHA will provide the "Reasonable Accommodation Package to applicants, residents or individuals with disabilities who request a Reasonable Accommodation. The Reasonable Accommodation Package includes the Request for Reasonable Accommodation Form, examples of Reasonable Accommodations, and general practices for providing Reasonable Accommodations.

Individuals may submit their Reasonable Accommodation request(s) in writing, orally, or by any other equally effective means of communication. However, NHA will ensure that all Reasonable Accommodation requests will be reduced to writing. If needed as a Reasonable Accommodation, NHA will assist the individual in completing the Request Form.

1. NHA will provide applicants/residents with a Request for Reasonable Accommodation Form. The Form shall be provided in an alternative format, upon request.

2. Reasonable Accommodations will be made for applicants during the application process. All applications shall be taken in an accessible location. Applications will be made available in accessible formats. NHA will provide applicants with appropriate auxiliary aids and services, including qualified sign language interpreters and readers, upon request.

3. NHA will provide residents with the Reasonable Accommodation Request Package during the annual recertification upon request. NHA will provide the Request Form in an alternate form, upon request.

4. Residents seeking accommodation(s) may contact the Asset Management Office within the resident's housing development or the regional Asset Management office. In addition, residents may also contact the ADA/504 Coordinator's office directly to request the accommodation(s).

5. The resident's Asset Manager will respond to the Resident's request within a reasonable period of time

6. The Asset Manager or the resident's Regional Asset Manager will forward the request, including all supporting documentation, to NHA's ADA/504 Coordinator.

7. If additional information or documentation is required, the ADA/504 Coordinator's office will notify the applicant/resident, in writing, of the need for the additional information or documentation. The written notification should provide the applicant/resident with a reply date for submission of the outstanding information or documentation.

8. NHA will provide written notification to the applicant/resident of its decision to approve or deny the resident's request(s). Upon request, the written notification will be provided in an alternate format.

9. If NHA approves the accommodation request(s), the applicant will be notified of the projected date for implementation.

10. All recommendations that have been approved by the ADA/504 Coordinator will be forwarded to the appropriate Regional Asset Manager for implementation. All requests for Reasonable Accommodation that are approved by the Regional Asset Manager will promptly be implemented or begin the process of implementation.

11. If the accommodation is denied, the applicant/resident will be notified of the reasons for denial. In addition, the notification of the denial will also provide the applicant/resident with information regarding NHA's Informal Hearing/Grievance Procedures.

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12. If a request for a Reasonable Accommodation is denied pursuant to the reasons provided in the section below, NHA will seek to provide the individual with a disability an alternative opportunity to fully participate in the program or activity provided by NHA.

Denial of Reasonable Accommodation Requests

Requested accommodations will not be approved if one of the following would occur as a result:

1. A violation of State and/or federal law;

2. A fundamental alteration in the nature of NHA Public Housing program;

3. An undue financial and administrative burden on NHA;

4. A structurally infeasible alteration; or

5. An alteration requiring the removal or alteration of a load-bearing structural member.

Occupancy of Accessible Units

NHA shall take reasonable non-discriminatory steps to maximize the utilization of accessible units by eligible individuals whose disability requires the accessibility features of a particular apartment. To this end, when an accessible apartment becomes vacant, NHA shall:

1. Offer the apartment to a resident with disabilities that resides at the development where the vacancy is located. The resident must require the accessibility features of the vacant accessible apartment and currently be living in an apartment without those accessibility features;

2. If there is no current resident in the same development who requires the accessibility features of the vacant, accessible apartment, NHA will offer the apartment to a current resident with disabilities residing in another development that requires the accessibility features of the vacant, accessible apartment;

3. If there is no current resident who requires the accessibility features of the vacant, accessible apartment, NHA will offer the vacant, accessible apartment to an eligible, qualified applicant with disabilities on NHA Waiting List who can benefit from the accessible features of the available, accessible apartment; and

4. If there is not an eligible qualified resident or applicant with disabilities on the Waiting List who wishes to reside in the available, accessible apartment, then NHA may, subject to the established new admission/transfer ratios, offer the apartment to an applicant on the Waiting List who does not need the accessible features of the apartment. However, NHA may require the applicant to execute a lease or lease rider that requires the resident to relocate, at NHA's expense, to a non-accessible apartment within thirty (30) days of notice by NHA that there is an eligible applicant or existing resident with disabilities who requires the accessibility features of the apartment.

Transfer as Reasonable Accommodation

The first qualified current resident in sequence on the transfer waiting list will be offered an apartment of the appropriate size with the special features required. If more than one apartment of the appropriate size and type is available, the first apartment offered will be the first apartment that is ready for occupancy.

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Upon inspection of the offered apartment, the resident or applicant will be required to sign a Acceptance/Rejection Form. NHA will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection and the reason for the rejection.

A current transfer resident will receive two (2) offers of accessible units before the resident is moved to the end of the Transfer Waiting List. An applicant will receive two (2) offers of accessible units before the applicant is removed from the Public Housing Waiting List.

NHA shall not require a resident with a disability to accept a transfer in lieu of providing a Reasonable Accommodation. However, if a Public Housing resident with a disability requests dwelling apartment modifications that involve structural changes, including, but not limited to widening entrances, rooms, or hallways, and there is a vacant, comparable, appropriately sized UFAS-compliant apartment in that resident's development or an adjacent development, NHA may offer to transfer the resident to the vacant apartment in resident's development or adjacent development in lieu of providing structural modifications. However, if that resident rejects the proffered transfer or voucher, NHA shall make modifications to the resident's apartment unless doing so would be structurally impracticable or would result in an undue financial and administrative burden.

If the resident accepts the transfer, NHA shall pay the reasonable moving expenses to transfer a resident with a disability to an accessible apartment as an accommodation for the resident's disability.

Housing Choice Voucher as Reasonable Accommodation

1. When issuing a voucher as an accommodation, NHA shall include a list of current available accessible units known to NHA, upon request. NHA will also provide search assistance. NHA may also partner with a qualified, local disability organization to assist the resident or applicant with the search for available, accessible housing. See 24 C.F.R. § 8.28.

2. Extensions beyond the maximum term of one hundred eighty (180) days are available as a Reasonable Accommodation to eligible individuals with disabilities. These extensions are subject to documentation that a diligent effort to locate an apartment has been conducted considering any impediments to searching because of a family member's disability.

3. NHA may, if necessary as a Reasonable Accommodation for an individual with a disability, approve a family's request for an exception payment standard amount under the Housing Choice Voucher Program so that the program is readily accessible to and usable by individuals with disabilities. See 24 C.F.R. § 8.28 and 982.504(b)(2).

4. Upon request by an applicant, participant, or their representative, NHA will ask the HUD Field Office for an exception payment standard up to 120% of the Fair Market Rent (FMR). However, the applicant, participant or the representative, must provide documentation of the need for the exception payment standard to NHA.

5. In exceptional cases, NHA may ask the Assistant Secretary for Public and Indian Housing of HUD for an exception payment standard amount over 120% of the FMR, provided the applicant, participant or the representative provides the appropriate supporting documentation.

Service or Assistance Animals

Residents of NHA with disabilities are permitted to have assistance animals, if such animals are necessary as a Reasonable Accommodation for their disabilities. NHA residents or potential residents

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who need an assistance animal as a Reasonable Accommodation must request the accommodation in accordance with the Reasonable Accommodation policy. Assistance and service animals are not subject to the requirements of NHA's Pet Policy. See ACOP Chapter on Pets for detailed policies related to assistance animals.

Right to Appeal/Grievance Process

The Public Housing program, Housing Choice Voucher Program and Moderate Rehabilitation Program applicants or residents may file a complaint in accordance with NHA's Grievance Policy following a formal determination by NHA's ADA/504 Coordinator.

Termination and Reasonable Accommodation

If the family includes a person with disabilities, NHA's decision to terminate the family's lease is subject to consideration of Reasonable Accommodation in accordance with 24 CFR Part 8.

If a family indicates that the behavior of a family member with a disability is the reason for a proposed termination of lease, NHA will determine whether the behavior is related to the disability. If so, upon the family's request, NHA will determine whether alternative measures are appropriate as a Reasonable Accommodation. NHA will only consider accommodations that can reasonably be expected to address the behavior that is the basis of the proposed lease termination.

Confidentiality of Medical Information

NHA will maintain confidential household medical information in a sealed envelope in the applicant/resident file.

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CHAPTER 4: ELIGIBILITY & SUITABILITY

Overview

NHA is responsible for ensuring that every individual and family admitted to the Public Housing program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. The family must provide any information needed by NHA to confirm eligibility and determine the level of the family's assistance.

To be eligible for NHA Public Housing program, the applicant family must:

1. Qualify as a family as defined in the ACOP;

2. Have income at or below HUD-specified income limits at the time of admission;

3. Qualify on the basis of citizenship or the eligible immigrant status of family members;

4. Provide social security number information for family members as required;

5. Consent to NHA's collection and use of family information as provided for in NHA-provided consent forms; and

6. Meet the Applicant Selection and Suitability Criteria, including a NHA approved pre-occupancy orientation session, once established.

Basic Eligibility Criteria

Family

Applicants must qualify as a "Family", which is defined as:

1. Two or more persons (with or without children) regularly living together, related by blood, marriage, adoption, guardianship or operation of law who will live together in NHA housing; **OR**

2. Two or more persons who are not so related, but are regularly living together, can verify shared income or resources who will live together in NHA housing; **OR REMOVE THIS BULLETT**

3. A single person who is not elderly, disabled or displaced or the remaining member of a resident family

4. An elderly, disabled or displaced individual

5. The remaining member of a resident family

In addition to the above definition, for placement on designated housing or mixed population Waiting Lists, families must qualify as elderly or disabled (See Definitions section of ACOP).

Each family must identify the individuals to be included in the family at the time of application, and must update this information if the family's composition changes.

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Family Break Up

When a family on the Waiting List breaks up into two otherwise eligible families, only one of the new families will retain the original application date. Other former family members may make a new application with a new application date if the Waiting List is open.
In the absence of a judicial decision or an agreement among the original family members, NHA will determine which family retains their placement on the Waiting List taking into consideration the following factors: (1) the interest of any minor children, including custody arrangements, (2) the interest of any ill, elderly, or disabled family members, (3) any possible risks to family members as a result of domestic violence or criminal activity, and (4) the recommendations of social service professionals.

If the head of household dies, only another adult on the existing application may take over as head of household. If there are no other adults on the application, NHA, may on a case by case basis, allow another adult to become the head of household if there are minor children and if the other adult can prove legal custody of the minor children.

Head of Household

Head of household means the adult member of the family who is considered the head for purposes of determining income eligibility and rent. The head of household is responsible for ensuring that the family fulfills all of its responsibilities under the program, alone or in conjunction with a co-head or spouse. **[24 CFR 5.504(b)]** The family may designate any qualified adult family member as the head of household. The head of household must have the legal capacity or guardianship to enter into a lease under state and local law . A minor who is emancipated under state law may be designated as head of household.

Spouse, Co-Head and Other Adult

- A family may have a spouse or co-head, but not both [HUD-50058 IB, p. 13].
- Spouse means the marriage partner of the head of household.
- A marriage partner includes the partner in a "common law" marriage as defined in state law. The term “spouse” does not apply to friends, roommates, or significant others who are not marriage partners. A minor who is emancipated under state law may be designated as a spouse.
- A co-head is an individual in the household who is equally responsible with the head of household for ensuring that the family fulfills all of its responsibilities under the program, but who is not a spouse. A family can have only one co-head.
- Minors who are emancipated under state law may be designated as a co-head.
- Other adult means a family member, other than the head, spouse, or co-head, who is 18 years of age or older. Foster adults and live-in aides are not considered other adults [HUD-50058 IB, p. 14].

Live-in Aides

A family’s request for a live-in aide must be made in writing. Written verification will be required from a reliable, knowledgeable professional of the family’s choosing, such as a doctor, social worker, or case worker, that the live-in aide is essential for the care and well-being of the family member.

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In addition, the family and live-in aide will be required to submit a certification stating that the live-in aide is:

1. Not obligated for the support of the person(s) needing the care, and

2. Would not be living in the apartment except to provide the necessary supportive services.

NHA will not approve a particular person as a live-in aide, and may withdraw such approval if **[24 CFR 966.4(d)(3)(i)]:**

1. The person commits fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;

2. The person has a history of drug-related criminal activity or violent criminal activity; or

3. The person currently owes rent or other amounts to NHA or to another Public Housing authority in connection with Section 8 or Public Housing assistance under the 1937 Act.

NHA will not allow a live–in aide's family members to reside in the unit.

Income Limits

Persons meeting NHA income qualifications are those whose Annual Income at the time of admission, does not exceed the "Lower Income" limits for Newark. The lower income limit is set at 80% of the area median income, adjusted for smaller and larger families and is established by the U.S. Department of Housing and Urban Development (HUD). To be eligible a family must be a low income family.

Types of Low Income Families

- *Low-income family.* A family whose annual income does not exceed 80 percent of the median income for the area, adjusted for family size.

- *Very low-income family.* A family whose annual income does not exceed 50 percent of the median income for the area, adjusted for family size.

- *Extremely low-income family*. A family whose annual income does not exceed 30 percent of the median income for the area, adjusted for family size.

Citizenship or Eligible Immigration Status

Housing assistance is available only to individuals who are U.S. citizens (citizens), U.S. nationals (nationals), or non-citizens that have eligible immigration status. [24 CFR 5, Subpart E]

All applicants will be notified at the time of application the requirement to submit evidence of citizenship. Where feasible, and in accordance with NHA's Limited English Proficiency policy, the notice must be in a language that is understood by the individual if the individual is not proficient in English.

At least one family member must be a citizen, national, or non-citizen with eligible immigration status in order for the family to qualify for any level of assistance.

NHA will verify the citizenship status of applicants at the time other eligibility factors are determined.

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Declaration of Citizenship

Each family member must declare whether the individual is a citizen, national, or an eligible non-citizen. **[24 CFR 5.508]**

1. U.S. Citizens and Nationals: Family members who declare citizenship or national status will not be required to provide additional documentation unless NHA receives information indicating that an individual's declaration may not be accurate

2. Eligible Non-citizens: In addition to providing a signed declaration, those persons declaring eligible non-citizen status must sign a verification consent form and cooperate with NHA efforts to verify their immigration status.

3. Ineligible Non-Citizens: Those non-citizens who do not wish to contend their immigration status are required to have their names listed on a non-contending family members listing, signed by the head, spouse or co-head regardless of citizenship status), indicating their ineligible immigration status.

   Providing housing assistance to non-citizen students is prohibited [24 CFR 5.522]. This prohibition extends to the non-citizen spouse of a non-citizen student as well as to minor children who accompany or follow to join the non-citizen student. Such prohibition does not extend to the citizen spouse of a non-citizen student or to the children of the citizen spouse and non-citizen student. Such a family is eligible for prorated assistance as a mixed family.

Mixed Families

Families that include eligible and ineligible individuals are considered mixed families. The housing assistance for these families will be prorated.

Ineligible Families

NHA will not provide assistance to a family before the verification of at least one family member as a citizen, national, or eligible non-citizen. **[24 CFR 5.512(a)]**

When NHA determines that an applicant family does not include any citizens, nationals, or eligible non-citizens, following the verification process, the family will be sent a written notice of the determination.

The notice will explain the reasons for the denial of assistance and will advise the family of its right to request an appeal to the United States Citizenship and Immigration Services (USCIS), or to request an informal hearing with NHA. The informal hearing with NHA may be requested in lieu of the USCIS appeal, or at the conclusion of the USCIS appeal process. The notice must also inform the applicant family that assistance may not be delayed until the conclusion of the USCIS appeal process, but that it may be delayed pending the completion of the informal hearing process.

Informal hearing policies are set forth in the ACOP.

Time Frame for Determination of Citizenship Status

NHA will verify the status of applicants at the time other eligibility factors are determined.

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For new occupants joining the resident family NHA must verify status at the first interim or regular reexamination following the person's occupancy, whichever comes first.

If an individual qualifies for a time extension for the submission of required documents, NHA must grant such an extension for no more than 30 days. **[24 CFR 5.508(h)]**

Each family member is required to submit evidence of eligible status only one time during continuous occupancy.

Social Security Numbers

For every family member, the family must provide documentation of a valid Social Security Number (SSN) or a certification stating that no SSN has been issued. **[24 CFR 5.216 and 5.218]** If a family member who is required to execute a certification is less than 18 years old, the certification must be executed by the individual's parent or guardian. **[24 CFR 5.216(j)]** Assistance can not be provided to a family until all SSN documentation requirements are met.

NHA will deny admission to an applicant family if they do not meet the SSN disclosure, documentation and verification, and certification requirements contained in 24 CFR 5.216.

If a new member is added to the family, the new member's SSN documentation, or a certification stating that no SSN has been issued, must be submitted at the family's next interim or regular reexamination, whichever comes first. If any member of the family obtains a previously undisclosed SSN, or has been assigned a new SSN, the documentation must be submitted at the family's next regularly scheduled reexamination.

Photo ID

To ensure that NHA has the ability to identify all residents who are 18 years old or older, all families with persons 18 years old or older (not just the head of household) will be required to provide valid photo identification at admission and upon addition to a household.

Family Consent to Release of Information

HUD requires each adult family member, and the head of household, spouse, or co-head, regardless of age, to sign form HUD-9886, Authorization for the Release of Information Privacy Act Notice, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance. **[24 CFR 5.230]**

NHA will deny admission to the program if any member of the applicant family fails to sign and submit consent forms which allow NHA to obtain information that NHA has determined is necessary in administration of the Public Housing program. **[24 CFR 960.259(a) and (b)]**

Screening for Eligibility

NHA will perform criminal background checks through local law enforcement for all adult household members.

In order to obtain access to the records, every applicant family is required to submit a consent form signed by each adult household member. **[24 CFR 5.903]**

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NHA will not pass along to the applicant the costs of a criminal records check. **[24 CFR 960.204(d)]**

If the results of the criminal background check indicate there may have been past criminal activity, but the results are inconclusive, NHA will request a disposition of charges from the applicant.

NHA is required to perform criminal background checks necessary to determine whether any household member is subject to a lifetime registration requirement under a state sex offender program in the state where the housing is located, as well as in any other state where a household member is known to have resided. **[24 CFR 960.204(a)(4)]**

If NHA denies admission based on a criminal record or on lifetime sex offender registration information, NHA will notify the household. The notification will include the nature of the crime on which the denial is based and the opportunity to dispute the accuracy and relevance of the information. **[24 CFR 5.903(f) and 5.905(d)].** NHA will provide the applicant/resident family a copy of the documentation obtained by NHA on which the denial of assistance decision is based at the request of the applicant/resident family.

Screening for Suitability as a Resident

NHA is responsible for the screening and selection of families to occupy Public Housing units. NHA may consider all relevant information. Screening is important to Public Housing communities and program integrity, and to ensure that assisted housing is provided to those families that will adhere to lease obligations.

NHA will consider the family's history with respect to the following factors:

1. Payment of rent and utilities;
2. Credit History;
3. Caring for an apartment and premises;
4. Respecting the rights of other residents to the peaceful enjoyment of their housing;
5. Criminal activity that is a threat to the health, safety, or property of others;
6. Behavior of all household members as related to the grounds for denial; and
7. Compliance with any other essential conditions of the lease.

Resources Used to Check Applicant Suitability

Generally, NHA will reject applicants who have recent behavior that would warrant lease termination for a Public Housing resident.

In order to determine the suitability of applicants, NHA will examine applicant history. Such background checks may include:

1. Past performance in meeting financial obligations including but not limited to history from landlords, utility companies, credit reporting agencies and court records.

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2. Disturbances of neighbors, destruction of property or living or housekeeping habits at prior residences that may adversely affect health, safety, or welfare of other residents, or cause damage to the apartment or the development.

Criteria for Deciding To Deny Admission

Evidence

NHA will use the concept of the "preponderance of the evidence" as the standard for making all admission decisions. The definition can be found in the definitions section of the ACOP.

Consideration of Circumstances

NHA will consider all relevant circumstances when deciding whether to deny admission based on a family's past history except in the situations for which denial of admission is mandated. **[24 CFR 960.203(c)(3) and (d)]**

NHA will consider the following factors prior to making its decision:

1. The seriousness of the case, especially with respect to how it would affect other residents;

2. The effects that denial of admission may have on other members of the family who were not involved in the action or failure;

3. The extent of participation or culpability of individual family members, including whether the culpable family member is a minor or a person with disabilities, or a victim of domestic violence, dating violence, or stalking;

4. The length of time since the violation occurred, the family's recent history and the likelihood of favorable conduct in the future;

5. Evidence of the applicant family's participation in or willingness to participate in social service or other appropriate counseling service programs; and

6. In the case of drug or alcohol abuse, whether the culpable household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program or has otherwise been rehabilitated successfully.

    - NHA will require the applicant to submit evidence of the household member's current participation in or successful completion of a supervised drug or alcohol rehabilitation program, or evidence of otherwise having been rehabilitated successfully.

Removal of a Family Member's Name from the Application

As a condition of receiving assistance, in the event a family member is found to be ineligible, a family may agree to remove the culpable family member from the application. In such instances, the head of household must certify that the family member will not be permitted to visit or stay as a guest in the public housing apartment.

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Prior to admission to the program, the family must present evidence of the former family member's current address upon NHA request.

Reasonable Accommodation

If the family indicates that the behavior of a family member with a disability is the reason for the proposed denial of admission, NHA will determine whether the behavior is related to the disability. If so, upon the family's request, NHA will determine whether alternative measures are appropriate as a Reasonable Accommodation. NHA will only consider accommodations that can reasonably be expected to address the behavior that is the basis of the proposed denial of admission.

Required Denial of Assistance

NHA has established standards that prohibit admission of an applicant to the Public Housing program if the applicant has engaged in certain criminal activity including a household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

HUD requires that admission be denied for the following cases **[960.204(a)]:**

1. Any member of the household that has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity. However, NHA may admit an otherwise eligible household if NHA determines that:

    a. The household member has completed a NHA-approved drug rehabilitation program; or

    b. The circumstances which led to eviction no longer exist (e.g. the person involved in the criminal activity no longer lives in the household).

2. Any member of the household that NHA determines is currently engaged in the use of illegal drugs. See the definitions section for the definition of Drug and Currently engaged.

3. Any member of the household that NHA has reasonable cause to believe that the household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

    a. In determining reasonable cause, NHA will consider all credible evidence, including but not limited to, any record of convictions, arrests, or evictions of household members related to the use of illegal drugs or the abuse of alcohol. A conviction will be given more weight than an arrest.

    b. NHA will also consider evidence from treatment providers or community-based organizations providing services to household members.

4. Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing. This is a permanent prohibition.

5. Any household member who is subject to a lifetime registration requirement under a state sex offender registration program.

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Other Reasons for Denial of Admission

Criminal Activity

NHA will deny admission if determined that:

Any household member has a criminal history in the past three years that involved crimes of violence to persons or property **[960.203(c)].** Crimes of violence to persons or property would include, but not be limited to, homicide or murder; destruction of property or vandalism, burglary, robbery or theft, drug trafficking, manufacture, use or possession, threats of harassment, assault or fighting, domestic violence, weapons offenses, criminal sexual assault and home invasion.

NHA will deny admission for any household member with a criminal history that involved arson. This denial is a lifetime denial.

Previous Behavior

NHA will deny admission to an applicant family if it is determined that the family:

1. Has a pattern of unsuitable past performance in meeting financial obligations, including rent and payment of utilities within the past three years. **[24 CFR 960.203(c)(1)]**

2. Owes money to NHA or any other housing authority. **[24 CFR 960.203(c)(1)]**

3. Intentionally misrepresented or did not provide information related to eligibility, preference for admission, housing history, allowances, family composition or rent. Unintentional mistakes that do not confer any advantage to the applicant will not be considered misrepresentations.

4. Has engaged in or threatened violent or abusive behavior toward NHA personnel.

    a. Abusive or violent behavior towards NHA personnel includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate, may be considered abusive or violent behavior.

    b. Threatening refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

5. Has a record of disturbance of neighbors, destruction of property, or living or housekeeping habits at prior residences which may adversely affect the health, safety or welfare of other residents.

6. Can not demonstrate the ability to comply with the terms of NHA lease.

Violence Against Women Act (VAWA)

NHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under NHA's policies. Therefore, if NHA makes a determination to deny admission to an applicant family on the basis of an unfavorable history, NHA will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

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The documentation requirements are included in the ACOP Chapter on Fair Housing and Equal Opportunity.

Perpetrator Removal or Documentation of Rehabilitation

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, NHA will proceed as above, but will require that the perpetrator be removed from the applicant household and not resides in the Public Housing apartment. NHA will require that the perpetrator not be allowed to occupy the apartment for any period of time.

Notice of Denial of Eligibility

NHA will provide applicant families with a written notice of denial if the family is deemed ineligible for admission to the Public Housing Program.

If, based on a criminal record or sex offender registration information an applicant family appears to be ineligible, NHA will provide the family with an opportunity to dispute the accuracy and relevance of the information. NHA will notify the applicant of the proposed action and provide the subject of the record and the applicant a copy of the criminal record information. This opportunity will be provided before the denial of admission.

The family will be given 10 business days to contact NHA to request an Informal Hearing to dispute the accuracy and relevance of the information. If the family does not contact NHA to dispute the information within that 10 day period, the denial of admission stands.

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CHAPTER 5: APPLICATIONS, WAITING LIST & APPLICANT SELECTION

Overview

When a family wishes to reside in Public Housing, the family must submit a completed application that provides the NHA with the information needed to determine the family's eligibility. Families submitting applications are placed on the NHA Waiting List(s). When an apartment becomes available, NHA will select families from the Waiting List in accordance with HUD requirements and NHA policies.

Applying for Assistance

Families may obtain application forms from the NHA's Occupancy Department during normal business hours. Families may also request, by telephone or by mail that an application form be sent to the family via first class mail.

Completed applications must be returned to the NHA by mail or submitted in person during normal business hours. Upon receipt, completed applications are date and time stamped and reviewed for completeness. Applications must be complete in order to be accepted by the NHA for processing. If an application is incomplete, the NHA will notify the family of the additional information required.

NHA will ensure that the application process is accessible to those persons who might have difficulty complying with the NHA application process. This includes providing Reasonable Accommodations to individuals with disabilities and meaningful access to NHA programs and activities to persons with Limited English Proficiency. See the Reasonable Accommodation and Limited English Proficiency policies as found in the ACOP.

Placement on the Waiting List

Complete applications are placed on the Waiting List. All families submitting complete applications are screened for prior debt owed to NHA and income eligibility. If the applicant is a former NHA resident and left the program owing a debt, the applicant will be sent a notice. Unless the debt is repaid, the applicant will be removed from the Waiting List. If the person does not respond to the notice within the required number of days as established in the procedure, the application will be withdrawn.

Applicants will be placed on the Waiting List according to NHA preference(s), the date and time the complete application was received by NHA and type and size of apartment needed. Placement on the Waiting List does not indicate the family is eligible for admission. A final determination of eligibility and qualification for preferences will be made when the family is selected from the Waiting List.

Managing the Waiting List

NHA will organize the Waiting List to allow for the accurate identification and selection of families in proper order, according to the admissions policies described in this ACOP.

The Waiting List will contain the following information for each applicant listed:

- Name and social security number of head of household;
- Apartment size required (number of family members);

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- Amount and source of annual income;
- Accessibility requirement, if any;
- Date and time of application and/or application number;
- Household type (family, elderly, disabled);
- Admission preference, if any;
- Race and ethnicity of the head of household; and
- The specific property(s) selected, if applicable

NHA Waiting Lists

NHA has the following Waiting Lists:

- Family Development Waiting Lists
- Site-based Waiting Lists for Designated Elderly Developments;
- Site-based Waiting Lists for Designated Non-Elderly Disabled Developments:
- 1st Available Apartment Waiting List for Elderly; and
- 1st Available Apartment Waiting List for Non-Elderly Disabled Applicants

An applicant may choose up to 3 site-based Waiting Lists (if the site-based Waiting List is open) or the 1st Available Apartment option, on which to place their name.

Each applicant will be assigned an appropriate place on the Waiting List in sequence based on:

- Type and size of apartment needed
- Applicant preference, if any; and
- Date and time application was received

Applicants cannot be listed on the Site-based Waiting Lists and the 1st Available Apartment Waiting List at the same time.

Establishing Site-Based Waiting Lists

NHA requested HUD approval in accordance with 24 CFR 903.7(b)(2) to establish additional Site-Based Waiting Lists (SBWLs) at all developments. Currently NHA has SBWL for elderly and disabled developments.

NHA may opt to phase in the implementation of SBWLs at Family Developments.

Once established, applicants may choose to be listed on up to 3 developments or the 1st Available Apartment option.

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An applicant may change their listing on SBWLs at any time; however, the applicant will not retain their date and time of application. The applicant will be assigned a new date and time of application.

Waiting List Administration

1. SBWL/1st Available Apartment Waiting List Administration

   a. The following tasks related to Waiting List Administration will be undertaken:

      - Accepting new applications and updates, including placing applicants on the Waiting Lists and updating existing applicant Waiting List records;
      - Administration of the SBWL and 1st Available Option Waiting Lists;
      - Maintaining the Transfer Waiting List;
      - Providing technical assistance to developments;
      - Conducting Waiting List updates for all properties;
      - Conducting marketing and outreach efforts;
      - Conducting Informal Hearings; and
      - Monitoring basic Waiting List activity statistics.
      - Selecting applicants from the site based and 1st Available unit Waiting List;
      - Screening applicants; and
      - Leasing Applicants.

2. Method of Selection

   Families will be selected from a Waiting List according to their preferences and date and time of application. When an applicant's name is at the top of a Waiting List and is deemed eligible for admission, in accordance with NHA policies, the applicant will be offered the next available apartment. In the event that the date, time and preference of two applicants are the same, the applicant on the SBWL will be deemed first.

   NHA will offer occupancy at designated buildings to near elderly families if there are too few elderly applicants to fill vacant units in buildings designated as elderly.

   When an applicant is offered an available unit they will retain their position on the Waiting List until a determination is made on the unit offered, however they will not be offered other available units until a determination has been made on the first unit offer. For example; An applicant is offered a unit at Seth Boyden and is in the process of viewing the unit. During this time another unit becomes available at another site and the same applicant's name is at the top of that Waiting List. NHA will not contact the applicant for the second unit until a determination is made on the first unit.

   a. 1st Available Apartment Option—An applicant with an application date earlier than an applicant on a SBWL at a development with an available apartment will be offered the apartment at that property. For example, an applicant with an application date of March 1,

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2007 who has selected the "1st Available Apartment Option" will be selected from the Waiting List before any applicant on a SBWL with an application date and time after March 2, 2007 (this assumes that the selection is for the appropriate bedroom size and any other relevant apartment features).

b. Site-Based Waiting Lists—An applicant who has applied to be placed on the Waiting Lists at multiple properties will be selected from those respective lists by preference, date and time of application. Only when an applicant choosing the 1st Available Apartment Option has an earlier application date and time than the applicant on the top of a SBWL will an available apartment be offered to the former.

Applicants cannot be listed on the 1st Available Apartment list and site lists at the same time.

When there are insufficient applicants on any Waiting List, NHA may conduct outreach in accordance with the Affirmative Marketing policy described in this ACOP.

3. Apartment Offers

Applicants on a SBWL will only receive one apartment offer. If the applicant refuses an apartment offer without Good Cause, the applicant will be withdrawn from all Public Housing Waiting Lists.

Applicants who are approved for accessible units will receive two unit offers before being withdrawn from the Waiting List

Applicants listed on multiple lists will be removed from all other lists once housed.

Closing and Opening the Waiting List

1. Closing the Waiting List—NHA will close the Waiting List, in whole or in part, if NHA has enough applicants on the Waiting List to fill projected vacancies for the 12 months. NHA may close the list completely, or restrict intake by preference, type of project, or by size and type of dwelling apartment.

   NHA will make assessments, as deemed necessary, to determine the need to close the Waiting List. If the number of applicants on the Waiting List is equal to or greater than the average number of move-ins over a two year period, taking into consideration unit refusal rates, the Waiting List may be closed.

   When the Waiting List is closed, in whole or in part, NHA will not maintain a list of individuals who wish to be notified when the Waiting List is re-opened.

2. Opening the Waiting List—If the number of applicants on the Waiting List drops below the average number of move-ins over a two year period, taking into account unit refusals, NHA may reopen the Waiting List and begin taking new applications.

   NHA will announce the reopening of the Waiting List at least 10 business days prior to the date applications will first be accepted. If the list is only being reopened for certain categories of families, this information will be contained in the notice. The notice will specify where, when, and how applications are to be received.

The NHA will give public notice by publishing the relevant information in suitable media outlets when opening and closing the Waiting List. All signs and advertisements will comply with NHA Affirmative Marketing policy found in this ACOP.

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Family Outreach

NHA will monitor the characteristics of the population being served and the characteristics of the population as a whole in NHA's jurisdiction. Targeted outreach efforts will be undertaken in accordance with NHA deconcentration activities and Annual Plan.

Reporting Changes in Family Circumstances

While the family is on the Waiting List, the family must inform the NHA, of changes in family composition, preference status or contact information, including current residence, mailing address, and phone number. The changes must be submitted in writing to the NHA Occupancy Department.

Changes in an applicant's circumstances while on the Waiting List may affect the family's qualification for a particular bedroom size or entitlement to a preference. When an applicant reports a change that affects their placement on the Waiting List, the Waiting List will be updated accordingly.

Updating the Waiting Lists

1. Purging the Waiting List

    a. The Waiting List will be updated as needed to ensure that all applicants and applicant information is current and timely.

    b. To update the Waiting List, NHA will send an update request via first class mail to each family on the Waiting List to determine whether the family continues to be interested in, and to qualify for, the program. This update request will be sent to the last address that NHA has on record for the family. The update request will provide a deadline by which the family must respond and will state that failure to respond will result in the applicant's name being removed from the Waiting List.

    c. The family's response must be in writing and may be delivered in person or by mail. Responses should be postmarked or received by NHA not later than 10 business days from the date of the NHA update letter.

    d. If the family fails to respond within 10 business days, the family will be removed from the Waiting List without further notice.

    e. If the notice is returned by the post office with no forwarding address, the applicant will be removed from the Waiting List without further notice.

    f. If the notice is returned by the post office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 10 business days to respond from the date the letter was re-sent. If the family fails to respond within this time frame, the family will be removed from the Waiting List without further notice.

    g. When a family is removed from the Waiting List during the update process for failure to respond, no informal hearing will be offered. Such failures to act on the part of the applicant prevent NHA from making an eligibility determination; therefore no informal hearing is required.

2. Removal from the Waiting List

    a. Applicants can be removed from the Waiting List in only 4 ways:

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- Withdrawal—an applicant fails to respond to NHA attempts to contact;
- Rejection—an applicant is ineligible or does not pass screening;
- Refusal—an applicant refused an offer of housing without Good Cause;
- Leasing—an applicant is leased.

b. NHA will remove applicants from the Waiting List if they have requested that their name be removed. In such cases no informal hearing is required.

c. If a family is removed from the Waiting List because the NHA has determined the family is not eligible for admission, a notice will be sent to the family's address of record as well as to any alternate address provided on the initial application or subsequent updates. The notice will state the reasons the family was removed from the Waiting List and will inform the family how to request an informal hearing regarding the NHA's decision. **[24 CFR 960.208(a)]**

d. No informal hearing is required following withdrawal, although NHA must maintain files of withdrawn applications for three years or until the next HUD occupancy audit.

e. Reasonable accommodations may be provided if the reason for removing an applicant is related to a disability.

f. Applicants whose applications are rejected are entitled to an informal hearing if requested in a timely manner. The files of rejected applicants will be held for three years or until the next HUD occupancy audit.

3. Reinstatement to the Waiting List

a. If a family is removed from the Waiting List for failure to respond and they later contact NHA regarding their continued interest in the Public Housing Program, they will be reinstated to the Waiting List if they contact NAH within one calendar years from the date of withdrawal The Chief Operating Officer, or designee, may reinstate the family if it is determined that the lack of response was due to NHA error, or to circumstances beyond the family's control.

b. If a family does not respond to an update because of the family member's disability, NHA, upon verification of the family's request, will reinstate the applicant family to their former position on the Waiting List as a Reasonable Accommodation.

Selection Method

Preferences establish the order of applicants on the Waiting List. An admission preference does not guarantee admission.

General Preference Categories:

- Upward Mobility— All applicant families with at least one adult member who can document employment of at least twenty hours per week, full time student status or involvement in job training, including job training undertaken as a requirement for persons receiving Temporary Assistance to Needy Families (TANF) qualify for this preference. Elderly and disabled individuals qualify for this preference. Job training includes vocational skills training, job skills training, job preparedness training and/or on-the-job training. Applicant must be able to provide documentation from the training entity to support clearly defined training goals and objectives.

- Elderly—head of household, spouse or co-head is 62 years old or older. These families receive preference for Senior designated housing, and as part of the Upward Mobility preference category.

- Disabled—head of household, spouse or co-head is a person with disabilities. These families receive preference for Non-Elderly Disabled population developments and as part of the Upward Mobility preference category.

Other Preference

- Eligible families referred to NHA by the Division of Youth and Family Services (DYFS): The Newark Housing Authority wishes to establish a local preference for eligible families referred to NHA by DYFS. NHA wishes to assist DYFS program referrals where lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families. NHA will admit _____ eligible DYFS referrals on an annual basis.

  NHA will set aside housing opportunities for DYFS families meeting the eligibility criteria, families who qualify are placed on the regular Waiting List. Until NHA reaches its annual ceiling for these housing opportunities, the Waiting List will be searched for the first available family meeting the targeted criteria.

  - NHA Public Housing households who have committed or commit "One Strike Violations" will not be covered under the referrals and policies of this program.
  - **Eligibility**: Families are eligible for this admission preference if they meet the following conditions:
    - DYFS has certified that this is a family for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care, or in the delay of discharge of a child, or children, to the family from out-of-home care; and
    - NHA has determined the family meets NHA's eligibility/suitability criteria

Family Developments

The following describes the order of selection from the NHA Family Development Waiting List.

#1 Upward Mobility – All applicant families with at least one adult member who can document employment of at least twenty hours per week, full time student status or involvement in job training, including job training undertaken as a requirement for persons receiving Temporary Assistance to Needy Families (TANF) qualify for this preference. Elderly and disabled individuals qualify for this preference. Job training includes vocational skills training, job skills training, job preparedness training and/or on-the-job training. Applicant must be able to provide documentation from the training entity to support clearly defined training goals and objectives.

#2 All other persons—Persons on the Waiting List who do not fall within the Upward Mobility preference category will be selected after applicants in the Upward Mobility by date and time of application within the local preference category.

Designated Housing Developments

The following describes the order of selection from the NHA Designated Elderly and Non-Elderly Disabled Development Site-Based Waiting Lists.

Elderly and disabled households with minor children are not permitted to be housed in high rise elderly and non-elderly disabled population developments.

a. Elderly Designated Developments—Elderly families will receive a priority in admission to units or buildings designated as elderly. When there are insufficient senior families, near-elderly families will be admitted to designated properties. No other families may be admitted to elderly designated properties. Elderly families with minor children will not be eligible for placement at Elderly Designated Hi Rise Developments.

b. Non-Elderly Disabled Developments— Disabled families will receive a preference for admission to the developments that are Non-Elderly Disabled Population buildings. / Disabled families with minor children will not be eligible for placement at Non-Elderly Disabled Population Hi Rise Developments

c. 1st Available Unit—Those families who opt not to apply to a site-based waiting list and instead wish to be considered for the 1st available unit at any of the Elderly or Non-Elderly Disabled Population sites. Unit offers will be made based on whether the family is elderly, disabled, or near-elderly and date and time of application.

   If a family reaches the top of the 1st Available Apartment Waiting List and there is no housing other the appropriate designation available, but there is housing of the other designation available (i.e., a disabled family reaches the top of the waiting list and only elderly designated housing is available) the family will be offered the next available Housing Choice Voucher as an alternative. The family may accept the voucher or may remain on the public housing waiting list until a unit of the appropriate designation becomes available.

Special Admission - Disaster

Disaster—NHA will select applicants from the Waiting List by date and time of application and preference, except when a situation is a federally or locally declared disaster or civil disturbance, in which case the Executive Director has the discretion to waive date and time of application in selection. Any determination by the Executive Director to waive the date and time of application must be in writing stating the maximum number of applications that will be processed under these provisions or any limits on the time for the waiver, with such a waiver being approved for form and legal sufficiency by NHA General Counsel.

Broad Range of Incomes (Income-Mixing)

It is the goal of NHA to attain a resident population in each development composed of lower-Income households with a broad range of incomes. NHA will make an effort to assure that each of its developments will include households with a broad range of income.

To achieve and maintain the basic objective of housing households with a broad range of incomes, NHA will review its Waiting List to determine whether there is a representative income mix of low, very-low, and extremely-low income households. If there is not a representative income mix, NHA will consider strategies to encourage a greater income mix including, but not limited to, conducting targeted outreach efforts and/or establishing income based preferences. Upon review of income targeting requirements and NHA admissions, if necessary, NHA will alter its marketing and deconcentration strategies in accordance with this policy and HUD requirements.

NHA will ensure that it meets the following targeting requirements as set forth by HUD:

- At least 40% of new admissions to NHA's Public Housing program during each fiscal year will be extremely–low income households.

- NHA may reduce the required percentage of Public Housing units to which extremely-low income households must be admitted to the extent that NHA has credits, in the same fiscal year, for admissions of extremely-low income households to its Section 8 resident-based assistance program beyond the number required for that program. However, NHA may not have more credits than the lesser of the following:

  Ten percent of the total number of households admitted to the Section 8 resident-based assistance program during the fiscal year; or

  The number of NHA's Public Housing apartments in developments located in census tracts with a poverty rate of 30% or more that are made available and filled by eligible households who are not extremely-low income households.

Deconcentration

Annually, NHA will assess the income make-up of the resident population at all of its developments. To address the deconcentration of poverty through the admissions process, NHA has established an Upward Mobility preference. In addition, the NHA plan includes activities to increase the number of higher income families applying for housing assistance. These activities include: additional affirmative marketing and actions designed to improve the marketability of certain developments.

NHA will make adjustments to its plan based on the progress made as demonstrated by the annual assessments.

As part of NHA's Annual Plan submission to HUD, NHA will annually monitor the income levels of households residing in NHA housing and on the Waiting List to assess its progress in attaining the deconcentration and income mixing goals.

Order of Selection

NHA selects applicants from the Wait using date and time of application. When the waiting list is open for only a finite period of time, NHA will accept completed pre-application forms and all completed pre-applications will be considered to have been filed on the same date and time. Once the Waiting List is closed, NHA will conduct a lottery to determine each applicant's rank on the Waiting List.

When the waiting list is continuously open, NHA will determine the applicant's rank on the waiting list based on date and time of application and preference point value.

Following the period that the Waiting List is open, NHA may add the new applicants to the Waiting List. New applicants will be assigned a position on the Waiting list, according to the date and time of application and their preference point value and then be added to the existing Waiting List based on their Waiting List control number.

When selecting applicants from the Waiting List, NHA will match the characteristics of the available apartment (apartment size, accessibility features, apartment type) to the applicants on the Waiting Lists. NHA will offer the apartment to the highest ranking applicant who qualifies for that apartment size or type, or that requires the accessibility features.

By matching apartment and family characteristics, it is possible that families who are lower on the Waiting List may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and NHA policy.

Notification of Selection

NHA will notify the family by first class mail when it is selected from the Waiting List.

The notice will inform the family of the following:

- Date, time, and location of the scheduled application interview, including any procedures for rescheduling the interview
- Who is required to attend the interview
- Documents that must be provided at the interview to document the legal identity of household members
- Documents that must be provided at the interview to document eligibility for a preference, if applicable
- Other documents and information that should be brought to the interview

If a notification letter is returned to NHA with no forwarding address, the family will be removed from the Waiting List without further notice. Such failure to act on the part of the applicant prevents NHA from making an eligibility determination; therefore no informal hearing will be offered.

Application Interview

Families selected from the Waiting List are required to participate in an eligibility interview.

Reasonable accommodations will be made for persons with disabilities who are unable to attend an interview due to their disability [24 CFR 8.4(a) and 24 CFR 100.204(a)].

All household members aged 18 and over are required to attend the application interview. Verification of information pertaining to adult members of the household not present at the interview will not begin until signed release forms are returned to NHA.

Applicants must provide proof of the preference for which they were selected from the Waiting List. Preferences will be verified in accordance with HUD verification hierarchy, as described in the Verification policy of this ACOP. If the preference can not be verified, the applicant will be returned to the Waiting List, without their claimed preference, retaining the same date and time of application.

The family must provide the information necessary to establish the family's eligibility, including suitability, and to determine the appropriate amount of rent the family will pay. The family must also complete required forms, provide required signatures, and submit required documentation. If any materials are missing, NHA will provide the family with a written list of items that must be submitted within 10 business days from the date of the request. Applicants who fail to provide the required information within NHA established time frames will be withdrawn from the waiting list based on the family's failure to supply

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information needed to determine eligibility. Such failure to act on the part of the applicant prevents NHA from making an eligibility determination; therefore, NHA will not offer an informal hearing.

If the family is unable to obtain the information or materials within the required time frame, the family may request an extension. If the required documents and information are not provided within the required time frame (plus any extensions), the family will be sent a notice of denial.

An advocate, interpreter, or other assistant may assist the family with the application and the interview process.

Interviews will be conducted in English. For Limited English Proficiency (LEP) applicants, NHA will provide translation services in accordance with NHA's LEP plan as found in this ACOP.

If the family is unable to attend a scheduled interview, the family should contact NHA in advance of the interview to schedule a new appointment. If a family does not attend a scheduled interview, a second appointment will automatically be scheduled. The family will be withdrawn from the WL for failure to attend two scheduled application interview appointments in accordance with NHA policy on withdrawing applicants from the waiting list as found in this ACOP.

Final Eligibility Determination

NHA will verify all information provided by the family. Based on NHA verified information related to the eligibility requirements, including NHA suitability standards, NHA will make a final determination of eligibility and provide a notice of eligibility to the applicant.

If NHA determines that the family is ineligible, NHA will send written notification of the ineligibility determination. The notice will specify the reasons for ineligibility, and will inform the family of its right to request an informal hearing, if applicable.

NHA will send an ineligible letter to any family whose household composition is so large that the household would be overcrowded in NHA's largest unit

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CHAPTER 6: OCCUPANCY STANDARDS & APARTMENT OFFERS

Overview

Occupancy standards are established to ensure that units are occupied by families of the appropriate size. NHA's Occupancy Standards for determining apartment size will be applied in a manner consistent with fair housing requirements. NHA will use the same occupancy standards for each development. Units shall be occupied by families of the appropriate size. This policy reinforces the maximum usefulness of the units, while preserving the units from excessive wear and tear and underutilization.

Determining Apartment Size

In selecting a family to occupy a particular apartment, NHA will match characteristics of the family with the type of apartment available. NHA will use the same occupancy standards for each development as follows:

Bedroom Size	Minimum Number of Persons	Maximum Number of Persons
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

The following principles govern the size of units for which a family will qualify. Units will be assigned so that:

1. Children of the same sex regardless of age will share a bedroom;
2. Children up to but not including age 9, will share a bedroom, regardless of sex;
3. Children of the opposite sex, age 9 and up, will not be required to share a bedroom;
4. Adults of the opposite sex, other than spouses, will not be required to share a bedroom; although they may do so at the request of the family;
5. Adults of the same sex share a bedroom;
6. Adults of opposite sexes who are spouses share a bedroom;
7. Live-in aides will be assigned a separate bedroom; NHA does not allow a live –in aide's family members to reside in the unit.
8. A single head of household parent shall not be required to share a bedroom with his/her child, although they may do so at the request of the family.
9. Single person families in elderly and mixed housing developments will be allocated a zero or one bedroom apartment according to the unit make up at the development;

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10. Foster children will be included in determining apartment size;

11. An unborn child will not be counted as a person in determining apartment size. A single pregnant woman may be assigned to a one bedroom apartment;

12. NHA will count for apartment size determination a child who is temporarily away from the home because the child has been placed in foster care, kinship care, or is away at school, so long as the family can document that the child will be living with the family;

13. One bedroom units in designated elderly properties will be leased first to couples

14. Generally, two (2) people are expected to share a bedroom.

15. The largest apartment size that a family may be offered would be one bedroom per family member considering family size and composition.

16. Exceptions to the largest permissible apartment size may be made in case of Reasonable Accommodations for a person with disabilities.

17. NHA will not accept applications from households if the family composition is such that NHA would not be able to offer an appropriately sized apartment without overcrowding. For example, if the largest unit size available at NHA is a 4 bedroom unit, NHA would not accept an application from a family with 10 household members.

18. Existing NHA households who are participants in the DYFS program will not have their apartments downsized when children are separated from the home if they are in compliance with DYFS program requirements. Where these households are in compliance with DYFS program requirements, NHA will not force these families to move to a smaller apartment as a result of the separation. NHA will allow these families to retain their current apartment size so that reunification can occur. Where NHA households participate in the DYFS program and are not in compliance with DYFS program requirements, NHA will downsize the apartment when children are separated from the family.

Family Composition Examples

Examples	1BR	2BR	3BR	4BR	5BR
Single person or couple	X				
Single parent, live-in aide, one child 5 years of age			X		
Single parent, one child younger than 6 years of age		X			
Single female adult, live-in aide		X			
Single female HOH, female adult, one female child age 6, one male child age 8		X			
Single parent, two children of the opposite sex younger than 9		X			
Single parent, two children of the opposite sex, one boy is 4 and one girl is 10			X		
Single male HOH, female adult, one female child age 15			X		
Couple, two children age 6 or older of the same gender		X			

Couple, one son 12, one daughter 5, two sons 3			X		

Changes to Occupancy Standards

When NHA makes changes to occupancy standards, the new occupancy standards will apply to all new admissions and transfers. The revised occupancy standards will apply to existing households upon transfer to a new unit or at the first regular reexamination after implementation of the revised occupancy standards.

Exceptions to Occupancy Standards

NHA will consider granting exceptions to the Occupancy Standards at the family's request if NHA determines the exception is justified by the relationship, age, sex, health or disability of family members, or other personal circumstances.

For example, an exception may be granted if a larger bedroom size is needed for medical equipment due to its size and/or function, or as a Reasonable Accommodation for a person with disabilities. An exception may also be granted for a smaller bedroom size in cases where the number of household members exceeds the maximum number of persons allowed for the apartment size in which the family resides (according to the Occupancy Standards Chart) and the family does not want to transfer to a larger size apartment.

When evaluating exception requests, NHA will consider the size and configuration of the apartment. Under no circumstances will NHA grant an exception that is in violation of local housing or occupancy codes, regulations or laws.

Requests from applicants to be placed on the Waiting List for an apartment size smaller than designated by the occupancy standards will be approved as long as the apartment is not overcrowded according to local code, and the family agrees in writing to occupy the apartment until there was a change in family size or composition.

To prevent vacancies, NHA may provide an applicant family with a larger apartment than the occupancy standards permit. However, in these cases, the family must agree to move to a suitable, smaller apartment when another family qualifies for the larger apartment and there is an appropriate sized apartment available to which the family can transfer.

Processing Exceptions

All requests for exceptions to NHA Occupancy Standards must be submitted in writing.

In the case of a request for exception as a Reasonable Accommodation, the request must be made in writing using the Request for Reasonable Accommodation form. However, NHA will consider the exception request in an alternate format, upon request, as a Reasonable Accommodation.

Requests for a larger size apartment must explain the need or justification for the larger size apartment, and must include appropriate documentation. Requests based on health-related reasons must be verified by a knowledgeable professional source according to NHA's applicable verification policies.

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Apartment Offers

NHA will assign eligible applicants to dwelling units in a manner that is consistent with civil rights and nondiscrimination requirements.

If filling an actual or expected vacancy, NHA must offer the apartment to an applicant in the appropriate sequence.

If an applicant is scheduled to view an available apartment and does not show up for the appointment or call to reschedule, NHA will withdraw the applicant from all Waiting Lists, unless the applicant can show good cause for missing the appointment. Only one missed appointment is allowed (assuming there is not good cause).

See the Reasonable Accommodation policy found in the ACOP for offering units with accessible features.

NHA will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for rejection.

Apartment offers will be made to residents on the transfer Waiting List and applicants on the Waiting List (new admissions) according to NHA determined ratios. For priority order for transfers, see Transfer Policy for as found in the ACOP.

NHA will first match the apartment available to the highest ranking qualified applicant for an apartment of that size, type and special features (if any), taking into account designated housing. Preferences will then be used to determine the order of selection. If two applicants need the same type and size apartment and have the same preference status, the applicant with the earlier date and time of application or lower application number will receive the earliest offer [24 CFR 960.206(e)].

All offers made over the phone will be confirmed by letter.

Applicants will not be offered an apartment with resident paid utilities if the applicant is unable to get utilities connected as a result of bad debt or a previous balance to the utility company at a prior address.

Number of Offers

The first qualified applicant in sequence on the Waiting List is made an apartment offer of appropriate size and type.

Upon implementation of SBWL and 1st Available Unit option at all developments, applicants will only receive one apartment offer. If the applicant refuses an apartment offer without Good Cause, the applicant will be withdrawn from all Waiting Lists.

Applicants who are approved for accessible units will receive two unit offers before being withdrawn from the Waiting List

Applicants listed on multiple lists will be removed from all other lists once housed

The number of apartment offers will be as follows:

1. Elderly and Designated Non-Elderly Disabled Developments – applicants on the SBWL or 1st Available Unit option WL will receive one apartment offer. If the applicant does not to accept the apartment offered, they will be withdrawn from all Site-based lists they chose unless the refusal was for Good Cause.

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2. Family Developments— an applicant on the Family Development WL will be given two apartment offers. The applicant will be offered a suitable apartment in the location with the earliest vacancy. The two offers will be made in sequence. The applicant must refuse the first offer before a second offer is made. The applicant will be withdrawn from the Waiting List if the second offer is refused unless the refusal is for Good Cause.

Good Cause for Apartment Refusal

Applicants may refuse to accept an apartment offer for "Good Cause". Good Cause includes situations in which an applicant is willing to move, but is unable to do so at the time of the apartment offer, or the applicant demonstrates that acceptance of the offer would cause undo hardship not related to consideration of the applicant's race, color, national origin, etc.

This policy is applicable to offers made to applicants from the community-wide or site-based Waiting Lists and to transfer offers.

Examples of Good Cause for refusal of an apartment offer include, but are not limited to, the following:

1. The apartment is not ready for move-in at the time of the offer of housing. "Ready for move-in" means the apartment has no Housing Quality Standard deficiencies and is broom clean; or

2. Inaccessibility to source of employment, education, or job training, children's day care, or educational program for children with disabilities, so that accepting the apartment offer would require the adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities. This option is not available to applicants on the SBWL.; or

3. The family demonstrates to NHA's satisfaction that accepting the offer will place a family member's life, health or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this Good Cause exemption; or

4. A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (as listed on final application) or live-in aide necessary to the care of the principal household member; or

5. The apartment is inappropriate for the applicant's disabilities; or

6. The family does not need the accessible features in the apartment offered and does not want to be subject to a 30-day notice to move; or

7. The apartment has lead-based paint and the family includes children under the age of six.

8. The offer is not for one of the Site-based Waiting Lists the applicant selected.

Applicants who are on the SBWL may not use location as a good cause for unit refusal.

In the case of an apartment refusal for Good Cause, the applicant will not be removed from the Waiting List. The applicant will remain on the Waiting List until the family receives an offer for which they do not have Good Cause to refuse or accept a unit.

NHA will require verification of Good Cause for apartment refusals.

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Apartment Refusal Without Good Cause

When an applicant rejects the final apartment offer without Good Cause, NHA will remove the applicant's name from the Waiting List and send notice to the family of such removal.

The applicant may reapply for assistance if the Waiting List is open. If the Waiting List is not open, the applicant must wait to reapply until NHA opens the Waiting List.

Apartment Acceptance Outside of Authorized Occupancy Standards

If a family agrees to be housed in an apartment that is outside of NHA's occupancy standards, NHA will require that the family sign a Lease Addendum whereby the family agrees to move upon thirty days notice from NHA if the inappropriately sized apartment is needed by a family requiring that apartment size. In such circumstances, NHA will provide an appropriately sized apartment for the family who is required to move.

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CHAPTER 7: INCOME AND ADJUSTED INCOME

Overview

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment. NHA will use the policies and methods described in this chapter to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations. HUD regulations specify the sources of income to include and exclude to arrive at a family's annual income. Once annual income has been established HUD regulations require NHA to subtract from annual income any of five mandatory deductions for which a family qualifies in order to determine adjusted income.

Annual Income

Annual income is the anticipated total income from all sources, including net income derived from assets, received by the family head and spouse (even if temporarily absent) and by each additional family member including all net income from assets for the 12-month period prior to admission or the annual reexamination effective date, exclusive of income that is temporary, non-recurring, or sporadic as defined below, or is specifically excluded from income by other federal statute.

Annual Income Includes

Annual income includes but is not limited to: **(24 CFR 5.609)**

1. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

2. The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining the net income from a business. An allowance for the straight line depreciation of assets used in a business or profession may be deducted as provided in IRS regulations. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the business;

3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for the straight line depreciation of real or personal property is permitted. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property;

4. If the Family has Net Family Assets in excess of $5,000, Annual Income shall include the greater of the actual income derived from all Net Family Assets or a percentage of the value of such Assets based on the current passbook savings rate as determined by HUD;

5. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts [See #14 under Income Exclusions for treatment of delayed or deferred periodic payment of social security or supplemental security income benefits.];

6. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay (See #3 under Income Exclusions concerning treatment of lump-

sum additions as Family assets);

7. All welfare assistance payments (Temporary Assistance to Needy Families, General Assistance) received by or on behalf of any family member;

8. Periodic and determinable allowances, such as alimony and child support payments, and regular cash and non-cash contributions or gifts received from agencies or persons not residing in the dwelling made to or on behalf of family members; and

9. All regular pay, special pay, and allowances of a family member in the Armed Forces. (See No. 7 under Annual Income Exclusions concerning pay for exposure to hostile fire.)

Annual Income Exclusions

Annual Income does not include the following:

1. Income from the employment of children (including foster children) under the age of 18 years;

2. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the resident family, who are unable to live alone);

3. Lump sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance, and worker's compensation), capital gains, one-time lottery winnings, and settlement for personal property losses (but see paragraphs 4 and 5 above if the payments are or will be periodic in nature). (See paragraph 14. below for treatment of delayed or deferred periodic payments of social security or supplemental security income benefits.);

4. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

5. Income of a live-in aide, provided the person meets the definition of a live-in aide;

6. The full amount of student financial assistance paid directly to the student or the educational institution;

7. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;

8. Certain amounts received that are related to participation in the following programs:
   a. Amounts received under HUD funded training programs (e.g. Step-up program: excludes stipends, wages, transportation payments, child care vouchers, etc. for the duration of the training);
   b. Amounts received by a person with disabilities that are disregarded for a limited time for purposes of Supplemental Security Income and benefits that are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
   c. Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) to allow participation in a specific program;
   d. A resident services stipend. A resident services stipend is a modest amount (not to exceed $200/month) received by a Public Housing resident for performing a service for NHA, on a part-time basis, that enhances the quality of life in Public Housing. Such services may include but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident initiatives coordination. No resident may receive more than one such stipend during the same period of time; and
   e. Incremental earnings and/or benefits to any family member from participation in qualifying state of local employment training program (including training programs not affiliated with the local

government), and training of family members as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for a limited period as determined in advance by NHA;

9. Temporary, non-recurring, or sporadic income (including gifts);

10. Reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;

11. Earnings in excess of $480 for each full-time student 18 years old or older (excluding the head of the household and spouse);

12. Adoption assistance payments in excess of $480 per adopted child;

13. The incremental earnings and benefits to any resident 1) whose annual income increases due to employment of a family member who was unemployed for one or more years previous to employment; or 2) whose annual income increases as the result of increased earnings by a family member during participation in any economic self sufficiency or other job training program; or 3) whose annual income increases due to new employment or increased earnings of a family member during or within six months of receiving state-funded assistance, benefits or services, will not be increased during the exclusion period. For purposes of this paragraph, the following definitions apply:
    a. State-funded assistance, benefits or services means any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by NHA in consultation with the local agencies administering temporary assistance for needy families (TANF) and Welfare-to-Work programs. The TANF program is not limited to monthly income maintenance, but also includes such benefits and services as one-time payments, wage subsidies and transportation assistance – provided that the total amount over a six-month period is at least $500.
    b. During the 12 month period beginning when the member first qualifies for a disallowance, NHA must exclude from Annual Income any increase in income as a result of employment. For the 12 months following the exclusion period, 50% of the income increase shall be excluded.
    c. Regardless of how long it takes a resident to work for 12 months (to complete the first exclusion) or the second 12 months (to qualify for the second exclusion), the maximum period for the disallowance (exclusion) is 48 months.
    d. The disallowance of increased income under this section is only applicable to current residents and will not apply to applicants who have begun working prior to admission (unless their earnings are less than would be earned working ten hours per week at minimum wage, under which they qualify as unemployed).

14. Deferred periodic payments of supplemental security income and social security benefits that are received in a lump sum payment;

15. Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling apartment;

16. Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;

17. Amounts specifically excluded by any other Federal Statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. (A notice will be published by HUD in the Federal Register identifying the benefits that qualify for this exclusion. See Appendix for current list of Federal Income Exclusions)

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Anticipating Annual Income

If it is not feasible to anticipate income for a 12-month period, the Authority may use the annualized income anticipated for a shorter period, subject to an Interim Adjustment at the end of the shorter period. (This method would be used, for example, for school bus drivers or classroom aides who are only paid for 9 months, or for residents receiving unemployment compensation.) **[24 CFR § 5.609(d)]**

Earned Income Disallowance

The earned income disallowance (EID) encourages people to enter the work force by not including the full value of increases in earned income for a period of time. Eligibility criteria and limitations on the disallowance are summarized below. **[24 CFR 960.255]**

Eligibility
This disallowance applies only to individuals in families already participating in the Public Housing program (not at initial examination). To qualify, the family must experience an increase in annual income that is the result of one of the following events:

1. Employment of a family member who was previously unemployed for one or more years prior to employment. *Previously unemployed* includes a person who annually has earned not more than the minimum wage applicable to the community multiplied by 500 hours. The applicable minimum wage is the federal minimum wage unless there is a higher state or local minimum wage.

2. Increased earnings by a family member whose earnings increase during participation in an economic self-sufficiency or job-training program. A self-sufficiency program includes a program designed to encourage, assist, train, or facilitate the economic independence of HUD-assisted families or to provide work to such families [24 CFR 5.603(b)].

3. New employment or increased earnings by a family member who has received benefits or services under Temporary Assistance for Needy Families (TANF) or any other state program funded under Part A of Title IV of the Social Security Act within the past six months. If the benefits are received in the form of monthly maintenance, there is no minimum amount. If the benefits or services are received in a form other than monthly maintenance, such as one-time payments, wage subsidies, or transportation assistance, the total amount received over the six-month period must be at least $500.

Calculation of the Disallowance
Calculation of the earned income disallowance for an eligible member of a qualified family begins with a comparison of the member's current income with his or her "prior income." NHA defines prior income, or prequalifying income, as the family member's last certified income prior to qualifying for the EID.
The family member's prior, or prequalifying, income remains constant throughout the period that he or she is receiving the EID.

Initial 12-Month Exclusion
During the initial 12-month exclusion period, the full amount (100 percent) of any increase in income attributable to new employment or increased earnings is excluded. The 12 months are cumulative and need not be consecutive. The initial EID exclusion period will begin on the first of the month following the date an eligible member of a qualified family is first employed or first experiences an increase in earnings.

Second 12-Month Exclusion and Phase-In
During the second 12-month exclusion period, the exclusion is reduced to half (50 percent) of any increase in income attributable to employment or increased earnings. The 12 months are cumulative and need not be consecutive.

Lifetime Limitation

The EID has a four-year (48-month) lifetime maximum. The four-year eligibility period begins at the same time that the initial exclusion period begins and ends 48 months later. The one-time eligibility for the EID applies even if the eligible individual begins to receive assistance from another housing agency, if the individual moves between Public Housing and Section 8 assistance, or if there are breaks in assistance.

During the 48-month eligibility period, NHA will conduct an interim reexamination each time there is a change in the family member's annual income that affects or is affected by the EID (e.g., when the family member's income falls to a level at or below his/her prequalifying income, when one of the exclusion periods ends, and at the end of the lifetime maximum eligibility period).

Household Composition and Income

Income received by all family members must be counted unless specifically excluded by the regulations. It is the responsibility of the head of household to report changes in family composition. The rules on which sources of income are counted vary somewhat by family member. The chart below summarizes how family composition affects income determinations.

Summary of Income Included and Excluded by Person	
Live-in aides	Income from all sources is excluded [24 CFR 5.609(c)(5)].
Foster child or foster adult	Income from all sources is excluded [24 CFR 5.609(a)(1)].
Head, spouse, or co-head Other adult family members	All sources of income not specifically excluded by the regulations are included.
Children under 18 years of age	Employment income is excluded [24 CFR 5.609(c)(1)]. All other sources of income, except those specifically excluded by the regulations, are included.
Full-time students 18 years of age or older (not head, spouse, or co-head)	Employment income above $480/year is excluded [24 CFR 5.609(c)(11)]. All other sources of income, except those specifically excluded by the regulations, are included.

Temporarily Absent Family Members and Income

The income of family members approved to live in the apartment will be counted, even if the family member is temporarily absent from the apartment.

Generally an individual who is or is expected to be absent from the assisted apartment for 180 consecutive days or less is considered temporarily absent and continues to be considered a family member. Generally an individual who is or is expected to be absent from the assisted apartment for more than 180 consecutive days is considered permanently absent and no longer a family member. Exceptions to this general policy are discussed below.

Absent Students

When someone who has been considered a family member attends school away from home, the person will continue to be considered a family member unless information becomes available to NHA indicating that the student has established a separate household or the family declares that the student has established a separate household.

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Absences Due to Placement in Foster Care

Children temporarily absent from the home as a result of placement in foster care are considered members of the family **[24 CFR 5.403].** If a child has been placed in foster care, NHA will verify with the appropriate agency whether and when the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member.

Absent Head, Spouse or Co-head

An employed head, spouse, or co-head absent from the apartment more than 180 consecutive days due to employment will continue to be considered a family member.

Individuals Confined for Medical Reasons

An individual confined to a nursing home or hospital on a permanent basis is not considered a family member.

If there is a question about the status of a family member, NHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional can not provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member.

Joint Custody of Children

Dependents that are subject to a joint custody arrangement will be considered a member of the family, if they live with the applicant or resident family 50 percent or more of the time. When more than one applicant or assisted family (regardless of program) are claiming the same dependents as family members, the family with primary custody at the time of the admission or reexamination will be able to claim the dependents. If there is a dispute about which family should claim them, NHA will make the determination based on available documents such as court orders, or an IRS return showing which family has claimed the child for income tax purposes.

Caretaker of a Child

If neither a parent nor a designated guardian remains in a household receiving assistance, NHA will take the following actions:

1. If a responsible agency has determined that another adult is to be brought into the apartment to care for a child for an indefinite period, the designated caretaker will not be considered a family member until a determination of custody or legal guardianship is made.

2. If a caretaker has assumed responsibility for a child without the involvement of a responsible agency or formal assignment of custody or legal guardianship, the caretaker will be treated as a visitor for 90 days. After the 90 days has elapsed, the caretaker must provide documentation of temporary or permanent custody arrangement. If the caretaker will have permanent custody and wishes to be considered a family member, the caretaker will be subject to NHA screening requirements, unless

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information is provided that would confirm that the caretaker's role is temporary. In such cases NHA will extend the caretaker's status as an eligible visitor.

3. At any time that custody or guardianship legally has been awarded to a caretaker, the lease will be transferred to the caretaker, as head of household, subject to meeting NHA's eligibility screening requirements. Caretaker must provide legal custody papers to verify legal guardianship.

4. During any period that a caretaker is considered a visitor, the income of the caretaker is not counted in annual income and the caretaker does not qualify the family for any deductions from income.

Determining Annual Income

Annual income means all amounts, monetary or not, which **(24 CFR 5.609).** NHA ill implement the annual income definition in HUD's proposed rule once the final rule is proposed.

1. Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or

2. Are amounts anticipated to be received from all sources outside the family for the 12-month period following the effective date of initial determination or reexamination of income; and

3. Which are not specifically excluded in the section on "Annual Income Exclusions"

4. Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

If NHA has documentation that supports a change in a family's annual income over, NHA will use and annualize this income data to determine the family's annual income for the twelve month period. For example, NHA will use the upcoming Cost of Living Adjustment to calculate annual Social Security or SSI income for the upcoming year. NHA will calculate an increase in income for the upcoming year if a third party verification form includes information that a family member will receive an increase in pay.

NHA will use income prior to admission or the annual reexamination to determine the income for individuals who have seasonal income. For example if a teacher's aide works 9 months of the year, NHA will use the actual income from the prior year to calculate income. If NHA has information to indicate that there will be a change in the income from the prior year, NHA will use this information to calculate income.

When NHA can not readily calculate income (e.g., in cases of seasonal employment, unstable working hours, or suspected fraud), NHA will review historical income data for patterns of employment, paid benefits, and receipt of other income.

NHA will analyze all UIV, third-party, and family-provided data and attempt to resolve the income discrepancy.

Using Up-Front Income Verification to Calculate Income

Up-Front Income Verification (UIV) is "the verification of income, before or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals" [**PIH Notice 2004-01]**

NHA procedures for calculating annual income will include the use of UIV methods approved by HUD in conjunction with family-provided documents dated within 90 days from the date they are provided to NHA.

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NHA will use a difference of $200 or more per month to determine when a substantial difference exists between UIV and a particular income source.

- If UIV information for a particular income source differs from the information provided by a family by less than $200 per month, NHA will use the higher of the two figures to calculate income.

- If UIV information for a particular income source differs from the information provided by a particular income source by $200 or more per month, NHA will request another form of third-party written verification and use any other verification methods (in priority order) to reconcile the difference(s). If NHA can not obtain clarity on the difference in income, NHA will use the higher of the two income figures. **[24 CFR 5.236(b)]**

Rounding of Income and Deductions

Generally NHA will round to the nearest whole dollar at the final calculation for each income/deduction source.

NHA will round as follows for the following income and deductions:

- Social Security Income: When the SS benefit letter states that the monthly benefit is rounded down to the whole dollar, NHA will calculate income by rounding down the full monthly benefit before any deductions and then annualizing that monthly benefit. This methodology will be applied to all SS benefits whether or not there are any deductions applied. For example if the full monthly benefit is $547.90 and the monthly medical insurance premium is $66.60, annual income is: $547.00 x 12 = $6564.

- Other Income/Deduction Sources **which include direction on rounding:** Where the income/deduction verification document has direction on rounding of income/deductions, NHA will follow the direction on the verification document to calculate annual income and/or deductions.

- Income/Deduction Sources with **NO direction on rounding**: If the income/benefit/deduction verification document does not include any direction concerning rounding, NHA will calculate income/benefit/deductions by annualizing the entire weekly, bi-weekly or monthly income/benefit/deduction. Once the annual amount is calculated, NHA will round to the nearest whole dollar. For example, if the weekly income is $300.10, annual income is $300.10 x 52 = $15,605.20 which is rounded to $15,605.

Adjusted Income

HUD regulations require NHA to deduct from annual income any of five mandatory deductions for which a family qualifies. The resulting amount is the family's adjusted income.

Mandatory Deductions

Mandatory Deductions (24 CFR 5.611)
In determining adjusted income, NHA will deduct the following amounts from annual income:

(1) $480 for each dependent;

(2) $400 for any elderly family or disabled family;

(3) The sum of the following, to the extent the sum exceeds three percent of annual income:

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(i) Unreimbursed medical expenses of any elderly family or disabled family;
(ii) Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed. This deduction may not exceed the earned income received by family members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary apparatus; and

(4) Any reasonable child care expenses necessary to enable a member of the family to be employed or to further his or her education.

1. **Dependent Deduction**
   A deduction of $480 is taken for each dependent [24 CFR 5.611(a)(1)]. Dependent is defined as any family member other than the head, spouse, or co-head who is under the age of 18 or who is 18 or older and is a person with disabilities or a full-time student. Foster children, foster adults, and live-in aides are never considered dependents [24 CFR 5.603(b)].

2. **Elderly or Disabled Family Deduction**
   A single deduction of $400 is taken for any elderly or disabled family [24 CFR 5.611(a)(2)]. An elderly family is a family whose head, spouse, co-head, or sole member is 62 years of age or older, and a disabled family is a family whose head, spouse, co-head, or sole member is a person with disabilities [24 CFR 5.403].

3. **Medical Expense Deduction**
   Unreimbursed medical expenses may be deducted to the extent that, in combination with any disability assistance expenses, they exceed three percent of annual income. [24 CFR 5.611(a)(3)(i)]

   The medical expense deduction is permitted only for families in which the head, spouse, or co-head is at least 62 or is a person with disabilities. If a family is eligible for a medical expense deduction, the medical expenses of all family members are counted [VG, p. 28].

   HUD regulations define medical expenses at 24 CFR 5.603(b) to mean "medical expenses, including medical insurance premiums, that are anticipated during the period for which annual income is computed, and that are not covered by insurance."

   The most current IRS Publication 502, Medical and Dental Expenses, will be used to determine the costs that qualify as medical expenses.

Summary of Allowable Medical Expenses from IRS Publication 502	
• Services of medical professionals • Surgery and medical procedures that are necessary, legal, noncosmetic • Services of medical facilities • Hospitalization, long-term care, and in-home nursing services • Prescription medicines and insulin, but not nonprescription medicines even if recommended by a doctor • Improvements to housing directly related to medical needs (e.g., ramps for a wheel chair, handrails)	• Substance abuse treatment programs • Psychiatric treatment • Ambulance services and some costs of transportation related to medical expenses • The cost and care of necessary equipment related to a medical condition (e.g., eyeglasses/lenses, hearing aids, crutches, and artificial teeth) • Cost and continuing care of necessary service animals • Medical insurance premiums or the cost

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	of a health maintenance organization (HMO)
Note: This chart provides a summary of eligible medical expenses only. Detailed information is provided in IRS Publication 502. Medical expenses are considered only to the extent they are not reimbursed by insurance or some other source.	

4. **Disability Assistance Expense Deduction**
Reasonable expenses for attendant care and auxiliary apparatus for a disabled family member may be deducted if they: (1) are necessary to enable a family member 18 years or older to work, (2) are not paid to a family member or reimbursed by an outside source, (3) in combination with any medical expenses, exceed three percent of annual income, and (4) do not exceed the earned income received by the family member who is enabled to work. [24 CFR 5.603(b) and 24 CFR 5.611(a)(3)(ii)]

Earned Income Limit on the Disability Assistance Expense Deduction:
A family can qualify for the disability assistance expense deduction only if at least one family member (who may be the person with disabilities) is enabled to work [24 CFR 5.603(b)].

The disability expense deduction is capped by the amount of "earned income received by family members who are 18 years of age or older and who are able to work" because of the expense [24 CFR 5.611(a)(3)(ii)]. The earned income used for this purpose is the amount verified before any earned income disallowances or income exclusions are applied.

The family must identify the family members enabled to work as a result of the disability assistance expenses. In evaluating the family's request, NHA will consider factors such as how the work schedule of the relevant family members relates to the hours of care provided, the time required for transportation, the relationship of the family members to the person with disabilities, and any special needs of the person with disabilities that might determine which family members are enabled to work.

When NHA determines that the disability assistance expenses enable more than one family member to work, the disability assistance expenses will be capped by the sum of the family members' incomes [PH Occ GB, p. 124].

Eligible Disability Expenses
Expenses incurred for maintaining or repairing an auxiliary apparatus are eligible. In the case of an apparatus that is specially adapted to accommodate a person with disabilities (e.g., a vehicle or computer), the cost to maintain the special adaptations (but not maintenance of the apparatus itself) is an eligible expense. The cost of service animals trained to give assistance to persons with disabilities, including the cost of acquiring the animal, veterinary care, food, grooming, and other continuing costs of care, will be included.

Eligible Attendant Care
The family determines the type of attendant care that is appropriate for the person with disabilities. Attendant care includes, but is not limited to, reasonable costs for home medical care, nursing services, in-home or center-based care services, interpreters for persons with hearing impairments, and readers for persons with visual disabilities.

Attendant care expenses will be included for the period that the person enabled to work is employed plus reasonable transportation time. The cost of general housekeeping and personal services is not an eligible attendant care expense. However, if the person enabled to work is the person with disabilities, personal services necessary to enable the person with disabilities to work are eligible.

Payments to Family Members
No disability expenses may be deducted for payments to a member of a resident family [23 CFR 5.603(b)]. However, expenses paid to a relative who is not a member of the resident family may be deducted if they are reimbursed by an outside source.

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Necessary and Reasonable Expenses
The family determines the type of care or auxiliary apparatus to be provided and must describe how the expenses enable a family member to work. The family must certify that the disability assistance expenses are necessary and are not paid or reimbursed by any other source.

5. **Child Care Expense Deduction**
HUD defines child care expenses at 24 CFR 5.603(b) as "amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which annual income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for child care. In the case of child care necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income."

Child care expenses do not include child support payments made to another on behalf of a minor who is not living in an assisted family's household [VG, p. 26]. However, child care expenses for foster children that are living in the assisted family's household, are included when determining the family's child care expenses.

Determining Who Is Enabled to Pursue an Eligible Activity
The family must identify the family member(s) enabled to pursue an eligible activity. The term eligible activity in this section means any of the activities that may make the family eligible for a child care deduction (seeking work, pursuing an education, or being gainfully employed).

In evaluating the family's request, NHA will consider factors such as how the schedule for the claimed activity relates to the hours of care provided, the time required for transportation, the relationship of the family member(s) to the child, and any special needs of the child that might help determine which family member is enabled to pursue an eligible activity.

Seeking Work
If the child care expense being claimed is to enable a family member to seek employment, the family must provide evidence of the family member's efforts to obtain employment at each reexamination. The deduction may be reduced or denied if the family member's job search efforts are not commensurate with the child care expense being allowed by NHA.

Furthering Education
If the child care expense being claimed is to enable a family member to further his or her education, the member must be enrolled in school (academic or vocational) or participating in a formal training program. The family member is not required to be a full-time student, but the time spent in educational activities must be commensurate with the child care claimed.

Being Gainfully Employed
If the child care expense being claimed is to enable a family member to be gainfully employed, the family must provide evidence of the family member's employment during the time that child care is being provided. Gainful employment is any legal work activity (full- or part-time) for which a family member is compensated.

Earned Income Limit on Child Care Expense Deduction
When a family member looks for work or furthers his or her education, there is no cap on the amount that may be deducted for child care – although the care must still be necessary and reasonable. However, when child care enables a family member to work, the deduction is capped by "the amount of employment income that is included in annual income" [24 CFR 5.603(b)]. The earned income used for this purpose is the amount of earned income verified after any earned income disallowances or income exclusions are applied.

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When the person who is enabled to work is a person who receives the earned income disallowance (EID) or a full-time student whose earned income above $480 is excluded, child care costs related to enabling a family member to work may not exceed the portion of the person's earned income that actually is included in annual income. For example, if a family member who qualifies for the EID makes $15,000 but because of the EID only $5,000 is included in annual income, child care expenses are limited to $5,000.

When the child care expense being claimed is to enable a family member to work, only one family member's income will be considered at a time.

Eligible Child Care Expenses
The type of care to be provided is determined by the resident family. NHA will not refuse to give a family the child care expense deduction because there is an adult family member in the household that may be available to provide child care.

Allowable Child Care Activities
For school-age children, costs attributable to public or private school activities during standard school hours are not considered. Expenses incurred for supervised activities after school or during school holidays (e.g., summer day camp, after-school sports league) are allowable forms of child care.

The costs of general housekeeping and personal services are not eligible. Likewise, child care expenses paid to a family member who lives in the family's apartment are not eligible; however, payments for child care to relatives who do not live in the apartment are eligible.

Necessary and Reasonable Costs
Child care expenses will be considered necessary if: (1) a family adequately explains how the care enables a family member to work, actively seek employment, or further his or her education, and (2) the family certifies, and the child care provider verifies, that the expenses are not paid or reimbursed by any other source.

Child care expenses will be considered for the time required for the eligible activity plus reasonable transportation time. For child care that enables a family member to go to school, the time allowed may include not more than one study hour for each hour spent in class.

To establish the reasonableness of child care costs, NHA will use the schedule of child care costs from the local welfare agency. Families may present, and NHA will consider, justification for costs that exceed typical costs in the area.

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CHAPTER 8: RENT

Family Choice in Rents

Once each year, beginning with admission, NHA will offer families the choice between a Flat Rent and an income-based rent. NHA may not offer this choice more than once a year. **[24 CFR 960.253(a) and (e)]**

The annual NHA offer to a family of the choice between flat and income-based rent will be conducted at each annual reexamination. If the family chose the Flat Rent for the previous year NHA is required to provide an income-based rent amount only in the year that a reexamination of income is conducted or if the family specifically requests it and submits updated income information.

Income Based Rent Calculation

The first step in calculating income-based rent is to determine each family's Total Tenant Payment (TTP).

TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income
- 10 percent of the family's monthly gross income
- The minimum rent which is set at $50

  and usually not more than the

- Flat Rent, if chosen by the family

Resident Rent

1. If the family is occupying an apartment that has resident-paid utilities, the utility allowance is subtracted from the TTP. The result of this calculation, if a positive number, is the resident rent.
2. If the TTP is less than the utility allowance, the result of this calculation is a negative number, and is called the utility reimbursement, which NHA pays directly to the utility company. **TTP Formula [24 CFR 5.628]**
3. In developments where NHA pays all utility bills directly to the utility supplier, Resident Rent equals Total Tenant Payment. **24 CFR § 5.634**

Minimum Rent

The minimum rent shall be $50 per month. [**24 CFR 5.630]**

Minimum Rent Hardship Exemption

NHA will grant an exemption from the minimum rent if a family can document that they are unable to pay the minimum rent because of a long term hardship (over 90 days). The financial hardship exemption

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applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. **(24 CFR 5.630)**

Situations under which residents would qualify for the hardship exemption from minimum rent are limited to the following:

a. The family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local assistance program;
b. The family would be evicted as result of the imposition of the minimum rent requirements;
c. The income of the family has decreased because of changed circumstances, including loss of employment;
d. A death in the family has occurred;

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family's ability to pay the minimum rent.

NHA will not evict the family for non-payment of the minimum rent for 90 days following the request for hardship exemption.

Determination of Rent Hardship Exemption

When a family requests a financial hardship exemption, NHA will suspend the minimum rent requirement beginning the first of the month following the family's request. NHA will then determine whether the financial hardship exists and whether the hardship is temporary or long-term.

NHA defines temporary hardship as a hardship expected to last 90 days or less. Long term hardship is defined as a hardship expected to last more than 90 days.

No Financial Hardship
If NHA determines there is no financial hardship, NHA will reinstate the minimum rent and require the family to repay the amounts suspended.

NHA will require the family to repay the suspended amount within 30 calendar days of NHA's notice that a hardship exemption has not been granted.

Temporary Hardship
If NHA determines that a qualifying financial hardship is temporary, NHA will reinstate the minimum rent from the beginning of the first of the month following the date of the family's request for a hardship exemption.

The family must resume payment of the minimum rent and must repay NHA the amounts suspended in accordance with NHA's repayment agreement policy.

Long-Term Hardship
If NHA determines that the financial hardship is long-term, NHA will exempt the family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

The hardship period ends when any of the following circumstances apply:

1. At an interim or annual reexamination, the family's calculated TTP is greater than the minimum rent;

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2. For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a $60/month child support payment, the hardship will continue to exist until the family receives at least $60/month in income from another source or once again begins to receive the child support.

3. For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount exempted is equal to the expense incurred.

4. Being exempted from minimum rent does not means that the family pays the greater of 30% of adjusted monthly income or 10 percent of gross monthly income.

Flat Rent

The Flat Rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient. There is no utility allowance or reimbursement with Flat Rents. When the family elects to pay the Flat Rent, the Flat Rent amount quoted to the family by NHA is the amount the family pays. Changes in family income, expenses, or composition will not affect the Flat Rent amount because it is outside the income-based formula. **[24 CFR 960.253(b)]**

1. Flat Rents are market-based rents.
2. Flat Rents vary by apartment size and type and also by development location.
3. Flat Rents do not have a utility allowance. An apartment with resident-paid utilities should have a lower Flat Rent than the same apartment with project-paid utilities.

Developing Flat Rent Schedules

NHA may take the following information into account in developing its Flat Rent Schedule:

- Rents of non-assisted rental units in the immediate neighborhood
- Whether utilities are resident-paid or project-paid
- Size of NHA's units compared to non-assisted rental units from the neighborhood
- Age, type of apartment and condition of NHA's units compared to non-assisted rental units from the neighborhood
- Land use in the surrounding neighborhood
- Amenities (childcare, laundry facilities, playgrounds, community rooms, social services, education/ job training programs, etc.) at NHA's properties and in the surrounding neighborhood
- Crime in NHA's developments and the surrounding neighborhood
- Quality of local schools serving each NHA development
- Availability of public transportation at each NHA development
- Availability of accessible units for persons with mobility impairments

Annual Update of Flat Rents

NHA shall review the Flat Rent structure annually and adjust the rents as needed.

1. Flat Rents may either be increased or decreased based on the market rents.

2. When a resident chooses Flat Rent, his/her rent shall be adjusted only at the next regular reexamination/ recertification rather than at the point the Flat Rent may change.. Changes to Flat Rents, up or down, will not affect families paying Flat Rent until their next annual Flat Rent offer, at

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which time the family will be given the choice of switching back to income-based rent or of remaining on Flat Rent at the current (most recently adjusted) Flat Rent for their apartment [PH Occ GB, pp. 137-138].

Choice of Rent

NHA will offer to a family the choice between flat and income-based rent upon admission and upon each subsequent annual reexamination. NHA will require families to submit their choice of flat or income-based rent in writing and will maintain such requests in the resident file as part of the admission or annual reexamination process. **[24 CFR 960.253(a) and (e)]**

If the family chose the Flat Rent for the previous year NHA will provide an income-based rent amount only in the year that a reexamination of income is conducted or if the family specifically requests it and submits updated income information.

Switching from Flat Rent to Income Based Rent Due to Hardship

Upon determination that a financial hardship exists and will last more than 30 days, NHA will allow the family to switch from Flat Rent to the income-based rent. **[24 CFR 960.253(f)**

1. If a resident who opted for Flat Rent experiences a decrease in income, Management will perform an Interim Reexamination of Income.

2. If the reduction in income will last more than 30 days, Management will reduce rent to the income-based rent based on verified income information.

3. If the Resident's income rises again before the annual reexamination, the resident can be placed on a Ceiling with a utility allowance (if applicable) that is the equivalent of the Flat Rent.

Reasons for financial hardship include:

- The family has experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance
- The family has experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education, or similar items
- Such other situations determined by NHA to be appropriate.

Recertification of Families on Flat Rents

Families paying Flat Rents are required to recertify income only every three years, rather than annually, although they are still required to participate in an Annual Reexamination in order to ensure that apartment size is still appropriate and Community Service requirements (if applicable) are met. **24 CFR § 960.257 (a)(2)**

Flat Rents and Earned Income Disallowance

1. Because the EID is a function of income-based rents, a family paying Flat Rent can not qualify for the EID even if a family member experiences an event that would qualify the family for the EID.

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2. If the family later chooses to pay income-based rent, they would only qualify for the EID if a new qualifying event occurred.

3. A family currently paying Flat Rent that previously qualified for the EID while paying income-based rent and is currently within their 48 month period would have the 12 cumulative months of full (100 percent) and phase-in (50 percent) exclusion continue while paying Flat Rent as long as the employment that is the subject of the exclusion continues, and the 48-month lifetime limit would continue uninterrupted. A family paying Flat Rent could therefore see a family member's 48-month lifetime limit expire while the family is paying Flat Rent.

Flat Rents and Mixed Families

1. NHA will determine if a Flat Rent should be prorated for mixed families electing to pay Flat Rent. (Worksheet in Appendix III of the HUD 50058 Instruction Booklet contains a worksheet for this determination)

2. If the Flat Rent is greater than or equal to the Public Housing maximum rent, there is no proration of Flat Rent and the family pays the Flat Rent for the apartment.

3. If the Flat Rent is less than the maximum rent, NHA will calculate a prorated Flat Rent. The mixed family will pay the prorated Flat Rent.

Rent Payments

1. Rent is due on the first of month.

2. The rent is payable at NHA designated location on the first of every month. NHA has a "Lock Box" format for rent collection. Each month NHA will send residents a bill for rent. The bill will include a stamped, addressed envelope for residents to return their rent payment for the month.

3. If the first falls on a weekend or holiday, the rent is due and payable on the first business day thereafter.

4. If the family's resident rent changes, NHA will notify the family of the new amount and the effective date by sending a "Rider to the Lease" which must be signed by the Head of Household.

5. NHA will not accept partial rent payments. However, in the event NHA does accept a partial payment of Resident Rent, that acceptance will not waive or otherwise foreclose any rights and remedies NHA has pursuant to the Lease, including without limitation, the right to seek Resident Rent paid in full and to initiate termination proceedings

Late Fees and Non-Payments

1. A charge of $25.00 will be made for rent postmarked after the fifth calendar day of the month. If the fifth of month is a weekend or holiday, the late charge will be assessed if the rent is received after 5:00PM on the first business day thereafter. **[24 CFR 966.4(b)(3)].**

2. If a family requests a grievance hearing within the required time frame, NHA will not take action on non payment of the late charge until conclusion of the grievance process. If the resident can document financial hardship, the late fee **MAY** be waived on a case by case basis.

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3. Notwithstanding (1) above, and as required by N.J.S.A. 2A:42-6.1, et al, Residents who are senior citizens receiving Social Security Old Age Pensions, Railroad Retirement Pensions or other governmental pensions in lieu of Social Security Old Age Pensions, and by recipients of Social Security Disability Benefits, Supplemental Security Income or benefits under Work First New Jersey, shall have a period of five business days in which rent due shall be paid. No delinquency or other late charge shall be made which includes the period of five business days. As used in this section, "business day" shall mean any day other than a Saturday, Sunday or State or federal holiday.

4. Charges in addition to rent are due on the first of the following month after the resident receives NHA's written notice of the charge, provided this includes at least two weeks notice to the resident. **[24 CFR 966.4(b)(4)].**

5. When a check is returned for insufficient funds or is written on a closed account, the rent will be considered unpaid and NHA will charge the resident the full amount charged by NHA's bank for the returned check. The fee will be due and payable the first business day of the following month, provided this includes at least two weeks notice to the resident. When a check is returned for insufficient funds, the family shall be required to make all future payments by cashier's check or money order.

6. NHA will not accept partial rent payments. NHA's acceptance of a partial rent payment, however, does not waive NHA's right to pursue any and all remedies for non-compliance with the lease.

7. NHA will send a Notice to Cease if a household has been late with rent four times in a twelve month period. If the household does not submit timely rent at any time during the twelve month period after the Notice to Cease, NHA will initiate termination proceedings.

8. NHA may post brightly colored envelopes on all household doors whose rents are not paid by the fifth of the month. The notices will either be folded or placed in an envelope to maintain resident privacy.

9. NHA will apply payment to the oldest rent due and to Additional Charges only after all outstanding rent is paid.

10. NHA, on a case by case basis, will request a Use and Occupancy Agreement from the Court in order to collect rent from tenants who have court proceeding in process.

11. If NHA does not recertify a resident due to court proceedings and the resident's income decreased during the court proceedings, NHA will process all applicable retroactive rent decreases upon conclusion of the court proceedings. NHA will require residents to report and provide documentation of applicable changes in income and family composition according to NHA policy during court proceedings.

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CHAPTER 9: VERIFICATION

NHA must verify all information that is used to establish the family's eligibility and level of assistance. NHA is required to obtain the family's consent to collect the information. Applicants and residents must cooperate with the verification process as a condition of receiving assistance.

Verification policies, rules and procedures will be modified as needed to accommodate persons with disabilities. All information obtained through the verification process will be handled in accordance with the record keeping policies established by NHA.

Where HUD table of acceptable verification differs from NHA verification requirements, NHA verification requirements will apply.

Consent to Release of Information

The family must supply any information that NHA or HUD determines is necessary to the administration of the program and must consent to NHA verification of that information [24 CFR 960.259(a)(1)].

It is required that all adult applicants and residents sign form HUD-9886, Authorization for Release of Information. Adult family members must sign other consent forms as needed to collect information relevant to the family's eligibility and level of assistance. **[24 CFR 960.259, 24 CFR 5.230]**

Penalties for Failing to Consent

If any family member who is required to sign a consent form fails to do so, NHA will deny admission to applicants and terminate the lease of residents. The family may request a hearing in accordance with NHA's grievance procedures. [**24 CFR 5.232]**

Hierarchy of Verification

HUD authorizes NHA to use five methods to verify family information and specifies the circumstances in which each method will be used. In general HUD requires NHA to use the most reliable form of verification that is available and to document the reasons when NHA uses a lesser form of verification.

In order of priority, the forms of verification that NHA will use are:

1. Up-front Income Verification (UIV) whenever available
2. Third-party Written Verification
3. Third-party Oral Verification
4. Review of Documents
5. Self-Certification

Requirements for Acceptable Documents

1. Any documents used for verification must be the original (not photocopies) and generally must be dated within 90 calendar days of the date they are provided to NHA.

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2. Benefit letters from the Social Security Administration that are used for verification must be dated within 60 calendar days from the date they are provided to NHA.

3. Certain original documents provided by the applicant or resident may be acceptable as third party verification, including original bank statements, original pharmacy cost print outs, original school transcripts

4. The documents must not be damaged, altered or in any way illegible.

5. NHA will maintain the validity of verification documents for 120 days from the date of receipt.

6. Verifications may be extended for an additional 30 days with a telephone update.

7. NHA will accept documents dated up to 6 months before the effective date of the family's reexamination if the document represents the most recent scheduled report from a source. For example, if the holder of a pension annuity provides semi-annual reports, NHA would accept the most recent report.

8. Print-outs from web pages are considered original documents.

9. NHA staff member who views the original document must make a photocopy and date stamp the copy with the date the document was received.

10. Documents received for verification must be date stamped on the date they are received by NHA

General Verification Requirements

1. NHA will have applicants sign and date the release statement on each third party verification form

2. If third party verification or EIV do not significantly differ from resident provided information, NHA will use the higher of the two incomes figures.

3. If EIV or third party verification differs significantly from resident provided information, NHA may request clarification from the resident and if the resident indicates that the provided documents reflect the current income, NHA may use the tenant provided information and not request additional third party verification. However, NHA reserves the right to request additional verification information and use any other verification method in priority order to reconcile the difference.

4. Any family self-certifications must be made in a format acceptable to NHA and must be signed in the presence of a NHA representative or notary public.

Substantial Difference

NHA will use the $200 per month as the threshold for a substantial difference.

No Substantial Difference

If UIV/EIV information does not differ substantially from family information, NHA will use the higher of the two incomes to calculate income.

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Substantial Difference Exists

When there is a substantial difference between the information provided by the UIV/EIV source and the family, NHA must request another form of third-party written verification and use any other verification methods (in priority order) to reconcile the difference(s). **[24 CFR 5.236(b)]**

Fraud

Any information provided by the applicant that verification proves to be untrue may be used to disqualify the applicant for admission on the basis of attempted fraud. NHA considers false information concerning the following to be grounds for rejecting an applicant:

- Income, assets, family composition
- Social Security Numbers
- Preferences
- Allowances
- Previous resident history or criminal history

Use of HUD's Enterprise Income Verification (EIV)

HUD's EIV system contains data showing earned income, unemployment benefits, Social Security and SSI benefits for resident families. NHA will use the EIV system when available. The following policies will apply when NHA has access to HUD's EIV system. The EIV system contains two main components: resident income data reports and "exceeds threshold" reports.

Resident Income Data (TID) Reports

NHA will obtain TID reports for annual reexaminations on a monthly basis. Reports will be generated as part of the regular reexamination process. TID reports will be compared to family-provided information as part of the annual reexamination process. TID reports may be used in the calculation of annual income, as described in the chapter on Income. TID reports may also be used to meet the regulatory requirement for third party verification.

TID reports will be used in interim reexaminations when it is necessary to verify and calculate earned income, unemployment benefits, Social Security and/or SSI benefits, and to verify that families claiming zero income are not receiving income from any of these sources.

TID reports will be retained in resident files with the applicable annual or interim reexamination documents.

When NHA determines through TID reports and third party verification that a family has concealed or under-reported income, corrective action will be taken pursuant to NHA policies.

EIV Identity Verification

The EIV system verifies resident identities against SSA records. These records are compared to PIC data for a match on Social Security number, name, and date of birth. When identity verification for a resident fails, a message will be displayed within the EIV system and no income information will be displayed.

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NHA will identify residents whose identity verification has failed as part of the annual reexamination process.

NHA will attempt to resolve PIC/SSA discrepancies by reviewing file documents. When NHA determines that discrepancies exist due to NHA errors such as spelling errors or incorrect birth dates, the errors will be corrected. When NHA can not determine the nature of the identity verification error, NHA will contact the resident for further follow up.

Third Party Written and Oral Verification

1. Unless third-party verification is not required NHA will make two unsuccessful attempts to obtain third-party verification before using another form of verification

2. NHA will diligently seek third-party verification using a combination of written and oral requests to verification sources. Information received orally from third parties may be used either to clarify information provided in writing by the third party or as independent verification when written third-party verification is not received in a timely fashion.

3. NHA may mail, fax, e-mail, or hand deliver third-party written verification requests and will accept third-party responses using any of these methods.

4. NHA will send a written request for verification to each required source after securing a family's authorization for the release of the information and give the source 10 business days to respond in writing. If a response has not been received by the 11th business day, NHA will make a second request for third-party verification.

5. A record of each attempt to contact the third-party source will be documented in the file. Regarding third-party oral verification, NHA staff will record in the family's file information obtained during the oral verification.

6. When any source responds verbally to the initial written request for verification NHA will accept the verbal response and will not request additional written third party verification.

When Third-Party Information is Late

When third-party verification has been requested and the timeframes for submission have been exceeded, NHA will use the information from documents on a provisional basis. If NHA later receives third-party verification that differs, substantially, from the amounts used in income and rent determinations and it is past the deadline for processing the reexamination, NHA will conduct an interim reexamination to adjust the figures used for the reexamination.

When Third-Party Verification is Not Required

1. Third-party verification is not required when legal documents are the primary source, such as a birth certificate or other legal documentation of birth.

2. NHA will accept a self-certification from the family as verification of assets disposed of for less than fair market value

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3. NHA will determine that third-party verification is not available if the asset or expense involves an insignificant amount of income, making it not cost-effective or reasonable to obtain third-party verification **[VG, p. 15].** An insignificant amount of income is defined as $10 per month.

4. NHA will determine that third-party verification is not available when it is known that an income source does not have the ability to provide written or oral third-party verification [VG, p. 15]. For example, NHA will rely upon review of documents when NHA determines that a third party refuses to provide verification or that providing the verification will violate the verifier's privacy rules.

5. NHA will determine that third-party verification is not available when there is a service charge for verifying an asset or expense *and* the family has original documents that provide the necessary information.

Review of Documents

If NHA has determined that third-party verification is not available or not required, NHA will use documents provided by the family as verification.

NHA may also review documents when necessary to help clarify information provided by third parties. In such cases NHA will document in the file how NHA arrived at a final conclusion about the income or expense to include in its calculations.

Self-Certification

When information can not be verified by a third party or by review of documents, family members will be required to submit self-certifications attesting to the accuracy of the information they have provided to NHA. NHA may require a family to certify that a family member does not receive a particular type of income or benefit.

The self-certification must be made in a format acceptable to NHA and must be signed by the family member whose information or status is being verified. All self-certifications must be signed in the presence of an NHA representative or a notary public.

Verification of Eligibility for Disabled Deduction

If the head of household, co-head or spouse is disabled and the disability is temporary in nature, NHA will request third party verification at each regular recertification to ensure that the household's continued eligibility for the disabled deduction. If the disability is permanent in nature and has been previously verified, NHA will not re-verify the disability status at regular recertification.

Verification of Zero Income

When a household claims zero income, NHA will require the following:

- EIV on all household members (at each recertification for zero income, i.e. every 90 days)
- Completion of a zero income self certification signed by all adult household members (at each recertification for zero income)
- Completion of a zero income/financial hardship worksheet (at the initial recertification when zero income is claimed and at each successive annual recertification if zero income is still claimed)
- Third party verification from the Welfare Dept. to verify zero benefits (at the initial recertification when zero income is claimed and at each successive annual recertification if zero income is still claimed)

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CHAPTER 10: LEASING

Public housing leases are the basis of the legal relationship between NHA and the resident. An eligible family may occupy a Public Housing dwelling apartment under the terms of a lease. The lease must meet all regulatory requirements, and must also comply with applicable state and local laws and codes.

General Leasing Policies

1. Apartments will be leased without regard to race, religion, sex, age, national origin, disability and family status. **[24 CFR § 1.4 (b)(i)]**

2. All Public Housing units must be occupied by families whose sole residence is the Public Housing apartment. **[24 CFR § 966.4(3)]**

3. All units must be occupied pursuant to a signed NHA lease that complies with HUD's regulations. **[24 CFR § 966.4 (d)]**

4. NHA will not offer nor move a family into an apartment that does not meet basic standards of habitability, including HUD occupancy standards. **[24 CFR § 966.4(c)]**

5. The manager shall provide an explanation of the lease provisions either prior to move-in or at the time of move-in.

6. Residents are not permitted to allow roomers or boarders to occupy their apartment. Violation of this provision is grounds for lease termination;

7. Residents are not permitted to allow a former resident of NHA who has been evicted to occupy their apartment. Violation of this provision is grounds for lease termination.

8. Residents are prohibited from installing their own locks on NHA apartment doors.

9. Residents must obtain approval from NHA prior to installing radio or television antennas or satellite dishes and to install such devices in accordance with NHA policies.

10. Premises must be used as the only private residence of the family. NHA may, by prior written approval, consent to Tenant's use of the unit for legal profit-making activities subject to the NHA's review of on such activities.

Lease Execution

The lease must be executed by the resident and NHA. [**24 CFR 966.4(a(3)]**

The lease shall be signed by the head, spouse, and all other adult members of the family and by the Executive Director or other authorized representative of NHA, prior to actual admission. **[24 CFR § 966.4 (a)(3)]**

At the time of leasing the new resident will receive a copy of NHA Lease and the following attachments:
   a. Pet Policy
   b. Applicable City Ordinances (if applicable)

If a resident transfers from one NHA apartment to another, a new lease will be executed for the dwelling into which the family moves. **[24 CFR § 966.4 (a)(ii)]**

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The lease must state the composition of the household as approved by NHA (family members and any NHA-approved live-in aide). **[24 CFR 966.4(a)(1)(v)]**

Files for households that include a live-in aide will contain file documentation signed by the live-in aide, that the live-in aide is not a party to the lease and is not entitled to NHA assistance. The live-in aide is only approved to live in the apartment while serving as the attendant for the participant family member.

Lease Renewal

Annually, NHA will prepare a "Rider to the Lease" which must be signed and dated by all adult household members. The "Rider to the Lease" will include the household composition, new rent, lease term, NHA supplied utilities and appliances, utility allowances for resident paid utilities, any applicable charges for excess appliances and the resident election on type of rent (income based or Flat Rent). Unless otherwise modified or terminated, the Lease shall automatically be renewed for successive terms of one year.

Signature on the lease rider does not waive NHA's ability to:

- Collect all amounts due under any prior lease and/or
- Enforce any pending eviction or lease termination actions

Modifications to the Lease

NHA will give residents 30 days advance notice of the proposed changes to the lease and an opportunity to comment on the changes**. [24 CFR 966.3].**

After proposed changes have been incorporated into the lease and approved by the Board, each family will be notified at least 60 days in advance of the effective date of the new lease or lease revision. A resident's refusal to accept permissible and reasonable lease modifications that are made in accordance with HUD requirements, or are required by HUD, is grounds for termination of tenancy. **[24 CFR 966.4(l)(2)(iii)(E)]**

Other Lease Modifications

1. If at any time during the life of the lease agreement, a change in the resident's status results in the need for changing or amending any provision of the lease, either: **[24 CFR § 966.4(c)]**

    a. A new lease agreement will be executed, or
    b. A "Rider to the Lease" will be executed, or
    c. An appropriate rider will be prepared and made a part of the existing lease. All copies of such riders or insertions are to be dated and signed by the Resident and by the Executive Director or other authorized representative of NHA. **[24 CFR § 966.4 (a)(3)]**

2. The lease will be amended to reflect all changes in family composition,

3. If, for any reason, any member of the household ceases to reside in the apartment, the lease will be amended by drawing a line through the person's name. The head of household and NHA will be required to initial and date the change.

4. Changes in family composition, income or family status between the eligibility interview and leasing will be processed by the Occupancy Department.

5. Changes after leasing will be processed by the Manager.

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6. If a new household member is approved by NHA to reside in the apartment, the person's name and birth date will be added to the lease. The head of household and NHA will be required to initial and date the change. If the new member of the household is an adult, s/he will also be required to sign and date the lease and new lease rider.

Security Deposits

1. The resident shall pay a security deposit at the time of leasing. The security deposit is equal to a minimum of $50 or one month's rent, whichever is greater. **[24 CFR 966.4 (b)(4)]**

2. Upon implementation of the revised Security Deposit requirement (May 2008), current residents will not be required to provide a security deposit.

3. New applicants and residents who transfer to new apartments will be subject to the security deposit requirement listed under item "1" of NHA's ACOP policy on Security Deposits.. Security deposits will be held in interest bearing accounts.

4. Within 30 days of receipt of the security deposit, NHA will notify the resident in writing of the address location of the banking institution or investment company where funds have been deposited; the amount of the deposit, the type of account and the current rate of interest of the account

5. If an applicant selects a unit and provides the security deposit, then later rejects the unit, NHA will retain that portion of the security deposit which represents the costs incurred by NHA as a result of the resident's failure to take possession of the apartment.

6. NHA will use the Security Deposit at the termination of the Lease for the following:

    a. To pay the cost of any rent or any other charges owed by resident at the termination of this lease.
    b. To reimburse the cost of repairing any intentional or negligent damages to the dwelling apartment caused by Resident, household members or guests.

7. NHA will not use the Security Deposit to pay rent or other charges while the resident occupies the dwelling apartment.

8. NHA will not refund the Security Deposit until the resident has vacated and NHA has inspected the dwelling apartment.

9. NHA will return the security deposit (if due to the resident), with accrued interest, within 30 days after the resident moves out.

10. NHA will return the Security Deposit to the resident when he/she vacates, less any deductions for any applicable costs, so long as the resident furnishes NHA with a forwarding address.

11. If any deductions are made, NHA will furnish the resident with a written statement of any such costs for damages and/or other charges deducted from the Security Deposit.

Absence from the Apartment

The family must promptly notify NHA when any or all family members will be absent from the apartment for an extended period. An extended period is defined as any period greater than 30 consecutive days. In such a case promptly means within 10 business days of the start of the extended absence. When all

family members are going to be absent from the apartment, the resident shall notify the manager, secure the apartment and provide a means for NHA to contact the resident in an emergency. Failure to advise NHA of an extended absence is grounds for termination of the lease. See ACOP chapter on Lease Terminations for policies related to termination and absence from the apartment.

Remaining Members of the Resident Family

Any remaining household member must submit a written request to NHA to become the head of household. The remaining household member must complete NHA's screening process to determine eligibility for assistance.

1. The remaining family member(s) report the death or departure of the head within ten days of the occurrence.

2. If, at any time, the head of household dies or leaves the apartment for any reason, (Institutionalization, incarceration) forming a new household elsewhere, NHA may permit the remaining members of the family to remain in the apartment, subject to NHA screening requirements and conditions.

3. A special reexamination shall be conducted when there is a change in the head of household that requires a remaining family member to take on the responsibilities of a leaseholder.

4. Rent Payments NHA may require that the remaining family members live in strict compliance with the lease and that the family be placed on probation for a period of six months.

5. Remaining family members may reside in the apartment so long as:

    a. There is still at least one member who was listed on the lease for the apartment,
    b. NHA may permit an adult not on the lease, to be a new head of household after the death or departure of the original head of household. This would usually occur when the only family members remaining in the apartment are children, who otherwise would have to leave the apartment. NHA will complete, and the HOH must pass, eligibility screening on the new head of household.
    c. There is at least one person who can pass screening and is either an adult or an emancipated minor capable of executing a lease;
    d. The new head signs a new lease;.
    e. Remaining family members age 18 years or older will be held responsible for arrearages incurred by the former head or spouse. NHA may establish a payment plan with the new head of household, especially where there could be an eviction due to delinquent amounts incurred by the former head.
    f. NHA will not hold remaining family members (other than the head or spouse) responsible for any portion of the arrearage incurred before the remaining member attained age 18
    g. NHA will not hold remaining family members under age 18 for rent arrearages incurred by the former head of household.

Effective Date of Rent Adjustments

Residents will be notified in writing of any rent adjustment including the effective date of the adjustment.

1. Rent decreases go into effect the first of the month following the report of a change.

2. Income decreases reported or verified after the resident accounting cut-off date will be effective the first of the second month with a credit retroactive to the first month.

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3. Rent increases (except those due to misrepresentation) require 30 days notice and generally will be effective on the first of the month following the 30 day notice to the family.

Rent Payments

See ACOP chapter on Rent for policies related to rent payments.

Late Fees and Non-Payments

See ACOP chapter on Rent for policies related to late fees and non-payments.

Maintenance and Damage Charges

1. NHA will require residents to reimburse NHA for the cost of repairing any intentional or negligent damages to the dwelling apartment caused by residents, household members or guests.

2. For transfers due to emergency conditions that occur due to resident abuse or neglect, residents will be charged for the damages caused to the apartment. **[24 CFR § 966.4(h)]**

3. Non payment of maintenance and damage charges is a violation of the lease and is grounds for eviction.

4. When applicable, families will be charged for maintenance and/or damages according to NHA's current schedule. Work that is not covered in the schedule will be charged based on the actual cost of labor and materials to make needed repairs (including overtime, if applicable).

5. Notices of maintenance and damage charges will be mailed monthly and will be in accordance with requirements regarding notices of adverse actions. Charges are due on the first of the month following the notice of the charge, provided that the resident has had at least two weeks notice.

6. Trash collection/Cleaning Charge – If Resident fails to dispose of recyclable materials, ashes, garbage, trash, debris, rubbish or any other waste from the Resident's premises or yard (if applicable), Resident shall be subject to a $25 charge for each occurrence. Repeated violation is a serious lease violation and this lease may be terminated.

Verification of Utility Payments

When a resident makes an application for utility services in his/her own name, NHA will require that the resident sign a third party release form so that NHA will be notified if the resident fails to remain current on his/her utility bill.

Storage of Items in Yards and on Balconies

NHA prohibits residents from storing any items in yards or on balconies, with the following exceptions:

a. Residents may place 1 table and two chairs on the balcony or in the back yard
b. Residents may have one grill in the back yard and the grill must be covered when cooled and not in use

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c. Grills are not allowed on balconies
d. Items may not be kept in the front yards
e. Pets are not permitted on balconies
f. Swimming pools of any type are prohibited at NHA developments

"Storing items" means that the item must be removed from the yard or balcony between the hours of midnight and 8:00 AM. For example, if a resident keeps a playpen in the back yard during the day, the playpen must be removed from the back yard or balcony between the hours of midnight and 8:00 AM.

Pest Control Activities

NHA will require that residents comply with pest control activities undertaken by the housing authority. Residents will be required to provide access to the unit when pest control treatments are scheduled. NHA will enter any unit where pest control activities are scheduled and/or needed. Residents are required to complete all pre-treatment activities in their apartments prior to the pest control treatment, such as placing items in plastic bags and storing food items. Failure to allow access for pest control and/or failure to prepare the unit for pest control activities will result in lease termination. Pest Control activities must be completed on all units in order for the treatments to be effective. For this reason this policy will be strictly enforced.

Reporting of Accidents on Premises

NHA requires that accidents that occur on NHA grounds be reported to the respective Asset Manger within twenty four hours from the time the accident occurred.

Automobiles at NHA Developments

Vehicles must be registered to an NHA resident and the registration, driver's license and insurance must be registered to the resident at his/her NHA address, unless the vehicle is leased from an authorized leasing company. Residents are required to remove from NHA property any vehicle without a valid registration or inspection and insurance.

Satellite Dishes and Antennas

1. A resident must obtain prior written approval from NHA prior to installing an antenna or a satellite dish.
2. A resident may install an individual satellite dish of one meter or less in diameter or traditional stick-type antenna on a balcony, balcony railing or patio that is totally within the premises being leased.
3. No antenna or dish may be installed on any common areas, including outside walls, outside window sills, roofs, common area balconies, common area stairwells or any other common areas.
4. No holes may be drilled through outside walls, roofs, balcony railings or glass.
5. NHA is held harmless and the resident assumes total responsibility for any personal or physical damage to property or persons as a result of damage or injury caused by the dish or antenna.
6. Residents are encouraged to have the dish or antenna installed by a professional. The "hook-up_ to an inside receiving device can be made by either a flat cable under the sliding door or b means of a device on a window that allows a signal to pass through the glass.
7. Devices that extend the dish or antenna beyond the balcony railing or patio line may not be used.

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8. The satellite must be a stand-alone system. A resident may not splice into any existing wires or cables.

Washers and Dryers

All residents, other than those who reside in townhouses, must obtain prior written approval from NHA prior to installing washers and/or dryers in NHA apartments.

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CHAPTER 11: UTILITIES

Overview

Utility allowances are provided to families paying income-based rents when the cost of utilities is not included in the rent. When determining a family's income-based rent, NHA will use the utility allowance applicable to the type of dwelling apartment leased by the family.

NHA establishes allowances for NHA-furnished utilities for all check metered utilities and for resident-purchased utilities for all utilities purchased directly by residents from a utility supplier. **[24 CFR 965.502(a)]**

NHA establishes surcharges for excess consumption of NHA-furnished utilities. **[24 CFR 965.506]**

NHA maintains a record that documents the basis on which utility allowances and scheduled surcharges are established and revised, and the record must be made available for inspection by residents. **[24 CFR 965.502(b)]**

Utility Allowance Revisions

NHA will review, annually, the basis on which utility allowances have been established and will revise the allowances if necessary in order to adhere to the standards for establishing utility allowances that are contained in **24 CFR 965.505**. Between annual reviews of utility allowances, NHA will only revise its utility allowances due to a rate change, when required to by the regulation.

Unless NHA is required to revise utility allowances retroactively, revised utility allowances will be applied to a family's rent calculations at the first annual reexamination after the allowance is adopted.

Notice Requirements

NHA will give notice to all residents of proposed allowances and scheduled surcharges, and revisions thereof. The notice will be given in the manner provided in the lease. **[24 CFR 965.502]** The notice will be provided at least 60 days before the proposed effective date of the allowances, scheduled surcharges, or revisions.

Surcharges for NHA Furnished Utilities

1. In buildings where utilities are not individually metered and there are no check meters, NHA may make excess utility charges for the use of certain approved appliances. This charge does not apply to residents who pay their utilities directly to a utility supplier. Examples include:

    a. Washers and Dryers
    b. Air conditioner;
    c. Extra Refrigerator
    d. Freezer
    e. Second TV
    f. Stereo
    g. Electric Space Heater

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2. Nonpayment of excess utility charges is a violation of the lease and is grounds for eviction.

Resident Paid Utilities

The following requirements apply to residents living in developments with resident-paid utilities:

1. In units with Resident-paid utilities, paying the utility bill in a timely manner is an obligation under the lease and failure to pay in a timely manner is a serious violation of the lease, subject to lease termination.

2. If a resident or applicant is unable to get utilities connected because of bad credit or a previous balance owed to the utility company at a prior address, the resident or applicant will not be permitted to move into an apartment with resident-paid utilities.

3. When a resident applies for utility service in his/her own name, he or she **shall** sign a third-party notification agreement so that NHA will be notified if the resident fails to pay the utility bill.

4. If a resident is paying income-based rent and is entitled to receive a monthly Utility Allowance, the UA will reflect a reasonable amount of utilities for the specific size and type of apartment occupied. **[24 CFR § 5.609]**

5. Residents who pay their utility bills directly and are paying an income-based rent have the amount of rent owed to NHA reduced by the amount of the Utility Allowance. In other words, the resident's Total Tenant Payment, less the Utility Allowance equals the Resident Rent owed to NHA.

6. When a resident's Total Tenant Payment is less than the utility allowance, NHA will pay a utility reimbursement, equal to the difference between one month's Total Tenant Payment and the utility allowance, to the utility company on the resident's behalf. **[24 CFR § 5.632]**

7. Residents on whose behalf Utility Reimbursements are paid to the utility company are required to pay the utility supplier for any use in excess of that covered by the Utility Allowance;

8. If the resident's actual utility bill is less than the Utility Allowance, the resident receives the saving.

9. If a resident has chosen to pay "Flat Rent" there is no utility allowance granted.

Reasonable Accommodations

Residents with disabilities may be entitled to higher than normal utility allowances or may not be charged for the use of certain resident-supplied appliances if there is a verified need for special equipment because of the disability. **[24 CFR § 8.4 and 966.7]**

Verification of Utility Payments

When a resident makes an application for utility services in his/her own name, NHA will require that the resident sign a third party release form so that NHA will be notified if the resident fails to remain current on his/her utility bill.

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CHAPTER 12: CONTINUED OCCUPANCY

NHA is required to monitor each family's income and composition over time, and to adjust the family's rent accordingly. NHA's has adopted policies concerning the conduct of annual and interim reexaminations that are consistent with regulatory requirements. **[24 CFR 906.257(c)]** Complete verification of the circumstances applicable to rent adjustments must be documented and approved by according to NHA policies. **[24 CFR § 960.259(c)]**

Eligibility for Continued Occupancy

Residents who meet the following criteria will be eligible for continued occupancy:

1. Qualify as a family as defined in this policy document

2. Live in the type of property appropriate for their family type – for example, senior and disabled families with custody of a child or children can not remain in designated senior or mixed population buildings.

3. Are in full compliance with the resident obligations and responsibilities as described in the dwelling lease. **[24 CFR § 966.4(f)]**

4. Have Social Security numbers for each family member age six and over. **[24 CFR § 5.216]**

5. Meet HUD standards on citizenship or immigration status or are paying a pro-rated rent. **[24 CFR § 5.508 (b)]**

6. Are in compliance with NHA's 8 hour per month Community service requirements.

Regular Reexamination

Once a year, NHA will re-examine family composition and unit size for all resident families. NHA will reexamine the income of families paying income based rents once a year and once every three years for families paying flat rents. NHA conducts annual reexaminations by interviewing adult family members and verifying information about their income, assets, deductions and family size and composition. NHA provides notices of reexamination three to four months before the reexamination anniversary date.

To promote administrative efficiency, NHA may elect to assign uniform recertification effective dates for specific developments. In such a case, NHA will conduct an analysis of the recertification effective dates of the households, the proximity of each property to one another and the number of households at the property. NHA will then conduct recertification actions needed to ensure that all households have the same recertification date. Implementation of this policy may require that some residents be recertified more than once in any given year. Thereafter, new residents to the property will be assigned the same recertification date as that used for other households at the development.

Reexamination for Families Paying Flat Rent

1. NHA will reexamine the family composition of families paying Flat Rent once a year.

2. NHA will reexamine the income of families paying Flat Rent once every three years.

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3. NHA will follow the same policy used for scheduling annual reexaminations for families paying income-based rent when scheduling the annual updates for families paying Flat Rent.

Criminal Record Check

1. As part of the annual reexamination process NHA will conduct a criminal record check on all household members age 18 and over. NHA will require each household member age 18 and over to execute a consent form for a criminal background check. **[24 CFR 5.903(e)(ii) and 24 CFR 960.259]**

2. NHA will also conduct criminal record checks when it has come to NHA's attention either from local law enforcement or by other means that an individual has engaged in the destruction of property, engaged in violent activity against another person, or has interfered with the right to peaceful enjoyment of the premises of other residents. Such checks will also include sex offender registration information. In order to obtain such information, all adult household members must sign consent forms for release of criminal conviction and sex offender registration records on an annual basis.

Change in Apartment Size

Changes in family or household composition may make it appropriate to consider transferring the family to comply with occupancy standards. NHA may use the results of the annual reexamination to require the family to move to an appropriate size apartment. **[24 CFR 960.257(a)(4)]** Policies related to such transfers are located in the Chapter on Transfers

Changes in Family and Household Composition

1. Residents are required to report all changes in family composition or status to the housing manager within 10 calendar days of the occurrence.

2. Failure to report within the 10 calendar days may result in a retroactive rent increase, but not a retroactive credit or rent reduction.

3. The addition of family members as a result of birth, adoption, or court awarded custody does not require prior NHA approval, however the family is still required to promptly notify NHA of the addition. **[24 CFR 966.4(a)(1)(v)]**

New Family and Household Members

1. With the exception of children who join the family as a result of birth, adoption, or court-awarded custody, a family must request NHA approval to add a new family member **[24 CFR 966.4(a)(1)(v)]** or other household member (live-in aide or foster child). **[24 CFR 966.4(d)(3)]**

2. Families must submit a written request to NHA for approval to add a new family member, live-in aide, foster child, or foster adult. This includes any person not on the lease who is expected to stay in the apartment for more than 30 days in any given year, and therefore no longer qualifies as a "guest." Requests must be made in writing and approved by NHA prior to the individual moving into the apartment.

3. NHA will not approve the addition of new family or household members other than by birth, adoption, court-awarded custody, or marriage, if it will require the family to transfer to a larger size apartment, unless the family can demonstrate that there are medical needs or other extenuating circumstances,

including Reasonable Accommodation that should be considered by NHA. Exceptions will be made on a case-by-case basis.

4. Additions of the following persons must be requested in writing and require written permission from NHA or the property manager before the persons may move into the apartment:

   a. Adult family member (including a new spouse);
   b. Foster child or children;
   c. Foster adult;
   d. Live-in Aide;
   e. Child in kinship care.

5. NHA will not approve the addition of a new family or household member unless the individual meets NHA's eligibility and screening criteria. If NHA determines that an individual does not meet NHA's eligibility criteria NHA will notify the family in writing of its decision to deny approval of the new family or household member and the reasons for the denial.

Departure of a Family or Household Member

1. If a family member ceases to reside in the apartment, the family must inform NHA within 10 business days. This requirement also applies to family members who had been considered temporarily absent, who are now permanently absent.

2. If a live-in aide, foster child, or foster adult ceases to reside in the apartment, the family must inform NHA within 10 business days.

Absence from the Apartment

The family must promptly notify NHA when any or all family members will be absent from the apartment for an extended period. An extended period is defined as any period greater than 30 consecutive days. In such a case promptly means within 10 business days of the start of the extended absence. When all family members are going to be absent from the apartment, the resident shall notify the manager, secure the apartment and provide a means for NHA to contact the resident in an emergency. Failure to advise NHA of an extended absence is grounds for termination of the lease. See ACOP chapter on Lease Terminations for policies related to termination and absence from the apartment.

Changes in Income

NHA will process interim reexaminations under the following circumstances

Income Change	NHA Action
(a) Decrease in income for any reason, except for decrease that is subject to Imputed Welfare Income rules.	• NHA will process an interim reduction in rent if the income decrease can be verified to last more than 60 days
(b) Increase in income following NHA granting of interim rent decrease.	• NHA will process an interim rent increase for income increases that follow interim rent reductions.

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(c) Increase in earned income from the employment of a current household member outside of the EID	• If the individual is eligible for an earned income disallowance, NHA will grant the disallowance and process the interim reexamination accordingly. 24 CFR § 960.255 If the increase in earned income from employment is outside of the EID, NHA will process an interim reexamination and rent increase
(d) Increase in income because a person with income (from any source) joins the household.	• NHA will process an interim reexamination and rent increase
(e) Increase in monetary or non-monetary income after Resident claimed zero income	• NHA will process an interim reexamination and rent increase.
(f) Increase in income because resident failed to report income at Annual Reexam	• NHA will process an interim rent increase retroactive to the month when the resident failed to report income.

Interim Increase in Rent

NHA will process an interim increase in rent if:

a. the resident's income increases after the resident was granted an interim decrease in rent; or

b. the resident reported zero income and has a verified increase in income (which may be a non-monetary contribution); or

c. the resident has misrepresented or failed to report facts upon which rent is based, so the rent the Resident is paying is less than it should have been. NHA will apply any increase in rent retroactive to the month following the month in which the misrepresentation occurred.

d. The resident has an increase in earned income outside of the EID.

Interim Decrease in Rent

NHA will process interim decreases in rent as follows:

a. When a decrease in income is reported, and NHA verifies that the decrease will last less than 60 days, an interim adjustment will not be processed.

b. Residents reporting decreases in income that are expected to last more than 60 days will have an interim adjustment processed.

Residents granted a reduction in rent are required to report the subsequent increases in income. Reporting is required when income increases or it is time for the next regularly scheduled reexamination, whichever occurs first.

Decrease in Income Due to Imputed Welfare Income

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1. If residents experience a decrease in income from public assistance because their grant is cut for one of the two following reasons, their rent will not be reduced:

    a. Welfare department has reduced the grant because of welfare fraud; or
    b. Welfare department has reduced the grant because the family failed to comply with economic self-sufficiency requirements

2. If a resident challenges the welfare department's reduction of their grant, an interim reduction in rent will be processed until the matter is settled by the welfare department.

3. If the welfare department upholds the grant reduction, the resident shall owe a retroactive rent on the interim rent reduction

4. If the welfare department overturns the grant reduction, no retroactive balance is owed.

Zero Income

Unless the family has income that is excluded for rent computation, families reporting zero income will have their circumstances examined every 90 days until they have a stable income. Monetary or non-monetary contributions from persons not residing in the dwelling apartment for any purpose other than the payment or reimbursement of medical expenses shall be considered income.

Visitors

1. Visitors are permitted in a dwelling apartment as long as they have no previous history of behavior on NHA premises that would be a lease violation.

2. A visitor may visit for a total of 30 days in any twelve month period. The thirty day maximum need not be consecutive.

3. Visits of less than three consecutive days need not be reported to or approved by the Manager.

4. Visits of more than three consecutive days and less than thirty days are permitted, provided they are reported to the Manager within three days.

5. Visits of more than thirty days (extension) shall be authorized only by the Manager with advance documentation of extenuating circumstances. The resident must make a written request for extension of a visit beyond thirty days;

6. Visitors remaining beyond this period shall be considered unauthorized occupants and the head of the household shall be guilty of a breach of the lease.

7. Roomers and lodgers shall not be permitted to move in with any family. Violation of this provision may be grounds for termination of the lease.

8. Residents will not be given permission to allow a former resident of any Federally assisted housing program who has been evicted to occupy the apartment for any period of time. Violation of this requirement is ground for termination of the lease.

9. Residents are responsible for the conduct of their visitors. Visitors who engage in behavior that violates the lease, such as activity that threatens the peaceful enjoyment of the premises by other residents or drug related or violent criminal activity subject the resident to lease termination and eviction.

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Policies in addition to or which vary from those described herein may be instituted at elderly and mixed population sites. These include but are not limited to:

- Requirements to show identification when asked by security personnel
- Additional policies governing residents' guests

These community rules will be posted at each development at which they are applicable and will be incorporated into the development lease by reference..

Document Requirements

Any required documents or information that the family is unable to provide at the time of an NHA-required reexamination must be provided within 10 business days of the reexamination interview. If the family is unable to obtain the information or materials within the required time frame, the family may request an extension.

If the family does not provide the required documents or information within the required time frame (plus any extensions), the family will be in violation of their lease and may be terminated.

Missed Appointments and Deadlines

It is a family obligation to supply information, documentation, and certification as needed for NHA to fulfill its responsibilities. NHA schedules appointments and sets deadlines in order to obtain required information. The obligations also require that the family allow NHA to inspect the apartment. Appointments are made for this purpose. An applicant or participant who fails to keep an appointment, or to supply information required by a deadline without notifying NHA, may be sent a Notice of Denial or Termination of Assistance for failure to provide required information, or for failure to allow NHA to inspect the apartment.

Appointments will be scheduled and time requirements will be imposed for the following events and circumstances:

- Eligibility for Admissions
- Verification Procedures
- Housekeeping Inspections
- Apartment Inspections
- Recertifications
- Appeals

The family will be given two opportunities before being issued a notice of termination or denial for breach of a family obligation. After issuance of the termination notice, if the family offers to correct the breach within the time allowed to request a hearing, the notice will be rescinded if the family offers to cure and the family does not have a history of non-compliance. Termination is subject to a request for Reasonable Accommodations.

Acceptable reasons for missing appointments or failing to provide information by deadlines include, but are not limited to:

- Medical emergency
- Incarceration
- Family emergency

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Timely Reporting of Accurate Information

1. Residents paying income based rent are required to report all changes of income within 10 business days from the effective date of the change.

2. Failure to report within the timeframe specified in the ACOP and lease may result in a retroactive rent increase.

3. NHA will verify changes in income and will process applicable rent changes when residents report the changes on a timely basis.

Misrepresentation of Information

1. NHA will process an interim rent increase if it is found that a resident at an annual or interim reexamination has misrepresented the facts upon which the rent is based so that the rent the resident is paying is less than the rent s/he should actually be charged.

2. NHA will apply any increase retroactive to the first of the month following the month in which the misrepresentation occurred

3. Failure to report accurate information is grounds for initiating eviction proceedings in accordance with NHA's lease.

Effective Date of Rent Adjustments

Residents will be notified in writing of any rent adjustment including the effective date of the adjustment.

1. Rent decreases go into effect the first of the month following the report of a change.

4. Income decreases reported or verified after the resident accounting cut-off date will be effective the first of the second month with a credit retroactive to the first month.

5. Rent increases (except those due to misrepresentation) require 30 days notice and generally will be effective on the first of the month following the 30 day notice to the family.

Reporting of Accidents on Premises

NHA requires that accidents that occur on NHA grounds be reported to the respective Asset Manger within twenty four hours from the time the accident occurred.

Recertification, Rent Payment and Rent Change When Eviction/Legal Action/Termination are Pending

NHA will not accept rent and/or process recertifications or rent changes when evictions, legal actions and/or termination are pending for a household. NHA's acceptance of rent payments, recertification documentation or processing of a rent change does not in any way waive NHA's rights to terminate or evict.

NHA, on a case by case basis, will request a Use and Occupancy Agreement from the Court in order to collect rent from tenants who have court proceeding in process.

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If NHA does not recertify a resident due to court proceedings and the resident's income decreased during the court proceedings, NHA will process all applicable retroactive rent decreases upon conclusion of the court proceedings. NHA will require residents to report and provide documentation of applicable changes in income and family composition according to NHA policy during court proceedings.

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CHAPTER 13: INSPECTIONS

Overview

NHA will inspect each dwelling apartment prior to move-in, at move-out, and annually during occupancy. In addition, NHA may require additional inspections, in accordance with NHA Policy.

Types of Inspections

Generally NHA has seven different types of inspections:

1. Move-in Inspection
2. Move-out Inspection
3. Annual Inspection
4. Quality Control Inspection
5. Housekeeping Inspection
6. Special Inspection
7. Other Inspection

Move-In Inspections

NHA and the family will inspect the dwelling apartment prior to occupancy in order to determine the condition of the apartment and equipment in the apartment. A copy of the initial inspection, signed by NHA and the resident, will be provided to the resident and be kept in the resident file. **[24 CFR 966.4(i)]**

Move-Out Inspections

1. NHA will inspect the apartment at the time the resident vacates the apartment and will require the resident to participate in the inspection, unless the resident vacates without notice to NHA. NHA will provide to the resident a statement of any charges to be made for maintenance and damage beyond normal wear and tear.

2. The difference between the condition of the apartment at move-in and move-out establishes the basis for any charges against the security deposit so long as the work needed exceeds that for normal wear and tear. **[24 CFR 966.4(i)]**

3. When applicable, NHA will provide the resident with a statement of charges to be made for maintenance and damage beyond normal wear and tear, within 10 business days of conducting the move-out inspection.

Annual Inspections

Under the Public Housing Assessment System (PHAS), NHA is required to inspect all occupied units annually using HUD's Uniform Physical Condition Standards (UPCS).**[24 CFR 902.43(a)(4)]**

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Quality Control Inspections

The purpose of quality control inspections is to assure that all defects were identified in the original inspection, and that repairs were completed at an acceptable level of craftsmanship and within an acceptable time frame

Supervisory quality control inspections will be conducted in accordance with NHA's maintenance plan.

Housekeeping Inspections

The purpose of housekeeping inspections is to ensure that residents housekeeping habits do not pose health or safety risks and/or encourage insect or rodent infestation or cause damage to the apartment. Housekeeping inspections will be conducted annually on all units.

1. Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage insect or rodent infestation, or cause damage to the apartment are in violation of the lease. In these instances, NHA will provide proper notice of a lease violation.

2. A reinspection will be conducted within 30 days to confirm that the resident has complied with the requirement to abate the problem. Failure to abate the problem or allow for a reinspection is considered a violation of the lease and may result in termination of tenancy.

Special Inspections

NHA staff may conduct a special inspection for any of the following reasons:

1. Apartment condition
2. Suspected lease violation
3. Preventive maintenance
4. Routine maintenance
5. There is reasonable cause to believe an emergency exists

Other Inspections

Building exteriors, grounds, common areas and systems will be inspected according to NHA's maintenance plan.

Notice of Entry – Non Emergency

1. NHA may enter the apartment, with reasonable advance notification to perform routine inspections and maintenance, make improvements and repairs, or to show the apartment for re-leasing. A written statement specifying the purpose NHA's entry will be delivered to the dwelling apartment before such entry and is considered reasonable advance notification**. [24 CFR 966.4(j)(1)]**

2. For regular annual inspections, the family will receive at least 72 hour advance written notice of the inspection to allow the family to prepare the apartment for the inspection.

3. Entry for repairs requested by the family will not require prior notice. Resident-requested repairs presume permission for NHA to enter the apartment.

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Notice of Entry – Emergency

NHA may enter the dwelling apartment at any time without advance notice when there is reasonable cause to believe that an emergency exists. If no adult household member is present at the time of an emergency entry, NHA will leave a written statement showing the date, time and purpose of the entry prior to leaving the dwelling apartment. **[24 CFR 966.4(j)(2)]**

Scheduling of Inspections

Inspections will be conducted during business hours. If a family needs to reschedule an inspection, they must notify NHA at least 24 hours prior to the scheduled inspection. NHA will reschedule the inspection no more than once unless the resident has a verifiable good cause to delay the inspection. NHA may request verification of such cause.

Attendance at Inspections

Residents are required to be present for move-in and move-out inspections **[24 CFR 966.4(i)]**

Inspection Results

NHA is obligated to maintain dwelling units and the project in decent, safe and sanitary condition and to make necessary repairs to dwelling units [24 CFR 966.4(e)].

Emergency Repairs

If the apartment is damaged to the extent that conditions are created which are hazardous to the life, health, or safety of the occupants, the resident must immediately notify NHA of the damage, and NHA will make repairs within a reasonable time frame. **[24 CFR 966.4(h)]**

If the damage was caused by a household member or guest, NHA will charge the family for the reasonable cost of repairs. NHA may also take lease enforcement action against the family.

If NHA can not make repairs quickly, NHA will offer the family standard alternative accommodations. If NHA can neither repair the defect within a reasonable time frame nor offer alternative housing, rent shall be abated in proportion to the seriousness of the damage and loss in value as a dwelling. Rent shall not be abated if the damage was caused by a household member or guest, or if the resident rejects the alternative accommodations.

When conditions in the apartment are hazardous to life, health, or safety, NHA will make repairs or otherwise abate the situation within 24 hours.

Defects hazardous to life, health or safety include, but are not limited to, the following:

1. Any condition that jeopardizes the security of the apartment
2. Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling
3. Natural or LP gas or fuel oil leaks
4. Any electrical problem or condition that could result in shock or fire
5. Absence of a working heating system when outside temperature is below 60 degrees Fahrenheit
6. Utilities not in service, including no running hot water
7. Conditions that present the imminent possibility of injury

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8. Obstacles that prevent safe entrance or exit from the apartment
9. Absence of a functioning toilet in the apartment
10. Inoperable smoke detectors

Non-Emergency Repairs

Generally NHA will correct non-life threatening health and safety defects within 30 business days of the inspection date. Repairs that require parts or specialized labor may take longer than 30 days.

The family must allow NHA access to the apartment to make repairs.

Resident Caused Damages

1. Damages to the apartment beyond wear and tear will be billed to the resident in accordance with NHA policies

2. Repeated or excessive damages to the apartment beyond normal wear and tear will be considered a serious or repeated violation of the lease.

Pest Control Activities

NHA will require that residents comply with pest control activities undertaken by the housing authority. Residents will be required to provide access to the unit when pest control treatments are scheduled. NHA will enter any unit where pest control activities are scheduled and/or needed. Residents are required to complete all pre-treatment activities in their apartments prior to the pest control treatment, such as placing items in plastic bags and storing food items. Failure to allow access for pest control and/or failure to prepare the unit for pest control activities will result in lease termination. Pest Control activities must be completed on all units in order for the treatments to be effective. For this reason this policy will be strictly enforced.

Smoke Detectors

1. Residents are responsible for replacing batteries in the smoke detectors in their units.

2. Notices of lease violation will also be issued to residents who purposely disengage or fail to maintain the apartment's smoke detector. Only one warning will be given. A second incidence will result in lease termination.

3. Upon resident request, NHA will provide assistance changing batteries on smoke detectors as a service to those who are unable to change the batteries.

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CHAPTER 14: TRANSFERS

Overview

NHA shall transfer residents based on NHA approved resident requests or NHA initiated actions. Residents being considered for a transfer will be subject to certain screening criteria. The transfer policy will be carried out in compliance with HUD regulations and fair housing laws.

Types of Transfers

Emergency

Emergency Transfers are transfers that are necessary for the health and/or safety of one or more household members. Emergency Transfers take precedence over all other transfers and new admissions, contingent upon availability of the appropriately sized and located apartment

1. Emergency Maintenance
   Maintenance conditions in the resident's apartment, building or at the property that pose an immediate and dire threat that can not be expeditiously repaired or abated. In these instances, the current apartment has become uninhabitable and immediate relocation is required as a result of the following:

   a. Destruction by fire or other disaster; or

   b. The existence of a major maintenance problem that constitutes a serious danger to health and safety that can not be repaired in a reasonable period of time or while the apartment is occupied.

   Emergency Maintenance transfers may be resident or NHA initiated and are considered mandatory for the resident.

   NHA will bear the reasonable costs of temporarily accommodating the resident and of the long term transfer, if any, due to emergency conditions, but only for maintenance related emergencies.

2. Emergency Public Safety
   There are two (2) types of Emergency Public Safety transfers.

   a. The Head or other household member is a victim of physical harassment, extreme or repeated vandalism to personal property and/or repeated verbal harassment, intimidation or coercion which places the household member(s) in imminent danger.

   b. The household needs to be relocated because of a household member's participation in a witness protection program or in order to avoid reprisal as a result of providing information to a law enforcement agency or participation in a witness protection program

   In the case of both types of Emergency Public Safety transfers:
   - The condition(s) must be certified in writing by a local, state or federal law enforcement agency;
   - It must be determined that the transfer is highly likely to result in an improvement to the resident's safety; and

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- Where appropriate, there must be documentation that the resident is cooperating with law enforcement in the investigation and prosecution of the crimes that generated the need for the transfer.

- When these transfers are resident initiated, they are not mandatory for the resident.

Administrative Transfers

1. Demolition, Disposition, Revitalization, or Rehabilitation

NHA will relocate a resident family with reasonable written notice when the apartment or property on which the resident family lives is undergoing major rehabilitation that requires the apartment to be vacant, or the apartment is being disposed of or demolished.

If an NHA relocation plan calls for transferring Public Housing families to other Public Housing units, affected resident families will be given reasonable written notice and placed on the Transfer Waiting List.

In cases of revitalization or rehabilitation, the family may be offered a temporary relocation if applicable under the Uniform Relocation Act provisions, and may be allowed to return to their apartment, depending on the established contractual and legal obligations, once revitalization or rehabilitation is complete.

Demolition, Disposition, Revitalization, or Rehabilitation transfers are NHA initiated and are mandatory.

2. Transfers to make an accessible apartment available to a disabled family

In accordance with the NHA Reasonable Accommodation policy on occupying accessible units, in the event an accessible apartment/apartment with accessible features is occupied by a family that does not require those features, NHA will initiate a transfer when a disabled resident or applicant requiring the accessible apartment is identified and a non-accessible apartment/apartment without accessible features becomes available.

Non-disabled families living in accessible units/units with accessible features will be given 30 days notice when a disabled resident or applicant is identified who needs the features in the apartment.

These types of transfers are initiated by NHA and are mandatory for the resident.

3. Reasonable Accommodation

Consistent with its Reasonable Accommodation Policy, NHA will transfer resident families with a member that has a verifiable disability that requires an accommodation that can not be reasonably provided in the resident family's existing apartment. These transfers are resident initiated and are not mandatory. Examples of the types of Reasonable Accommodation requests warranting a transfer may include:

The need to be in a ground floor apartment or an apartment with an accessible path if a household member is unable to climb stairs.

a. The need for a fully accessible apartment.

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b. The need to be located near a required treatment facility or to be closer to transportation in order to get to a required treatment facility.

c. The need for a live-in aide.

4. Designated Housing Voluntary Transfers

Families living in a building that is designated for a different type of family, i.e. a non-elderly disabled family living in an Elderly designated building, may request a transfer to a building that is designated for their family type.

5. Families with Minor Children Living in High Rise Buildings

NHA high rise buildings are typically designated elderly and mixed population buildings. From time to time families living in these buildings will add minor children to their households. NHA will initiate transfers for families living in high rise buildings who add minor children to the household. Transfers from high rise buildings due to the addition of minor children are mandatory.

6. Occupancy Standards

NHA will transfer resident families when the family size has changed and the family is now too large (under-housed) or too small (over-housed). Occupancy Standards transfers may be initiated by NHA or the resident. NHA will also transfer families when they have agreed to occupy a unit that is larger or smaller than the Occupancy Standards permit but have further agreed to transfer upon 30 days notice from NHA when their current unit is needed by another family. In such circumstances, NHA requires that families who agree to occupy units outside of the authorized Occupancy Standards must sign a Lease Addendum whereby the family agrees to move upon thirty days notice from NHA. NHA will provide an appropriately sized unit for the family who is required to move. Occupancy Standards transfers are mandatory.

For purposes of the transfer wait list, occupancy standard transfers are grouped as follows:

- First priority is given to over/under housed transfers to make an appropriately sized unit available for another family
- Second priority is given to households that are over/underhoused by more than 2 bedrooms
- Third priority is given to households that are over/underhoused by 2 or less than 2 bedrooms

To alleviate an overcrowding situation, NHA may consider initiating a Split Family Transfer. Split Family transfers will only be initiated by NHA as a means of addressing an overcrowding situation. In the event that a Split Family transfer is identified by NHA as a means to address an overcrowding situation, the following must be true:

a. The persons who would be the family heads must both be listed on the most recent lease and recertification;

b. The family must be overcrowded;

c. The reason for the family split must be the addition of children through birth, adoption or court-awarded custody;

d. Both heads must be legally capable of executing a lease; The original head and any members that will remain in that household must be eligible for Public Housing and must pass the Transfer screening criteria; and

e. The splitting family (new head of household and family members) must be eligible for Public Housing and must pass applicant screening criteria

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7. Employment Incentive

NHA will consider the following transfers as incentives for residents who are in good standing and meet any additional requirements that may be established for a particular type of incentive transfer. Employment Incentive Transfers are resident initiated and are not mandatory.

a. Transfers to mixed income and scattered site properties. Resident families must meet the good standing transfer criteria. At least one adult HH member must work a minimum of 30 hours/week and prove steady employment for at least six months prior to the date of the transfer request. Finally, all household members who are 18 years of age and older must be employed, attending school as a full time student or enrolled in an approved job training program. Elderly and disabled families may request this incentive transfer.

b. Transfer into townhouse units. Resident families must meet the good standing transfer criteria. At least one adult HH member must work a minimum of 30 hours/week and prove steady employment for at least six months prior to the date of the transfer request. Finally, all household members who are 18 years of age and older must be employed, attending school as a full time student or enrolled in an approved job training program. Elderly and disabled families may request this incentive transfer.

Mandatory Transfers

The following are considered mandatory transfers:

1. Maintenance Emergencies;
2. Demolition, Disposition, Revitalization, or Rehabilitation;
3. Transfers to make an accessible apartment available to a disabled family:
4. Families living in high rise buildings with minor children; and
5. Occupancy Standards.

Hierarchy of Transfers

On an annual basis, NHA will review its current occupancy goals and objectives and, based on that review, establish a ratio of new admissions to transfers. Transfers are subject to the ratio of new admissions to transfers and will be made according to the Tier One and Tier Two hierarchy. For example, in a given year the admissions to transfers ratio is 1:1. There are 100 new admissions and 100 transfers. 80 of the transfers are Tier One transfers. All 80 of the Tier One transfers will count toward the 1:1 admissions to transfers ratio.

Within each category, transfers will be processed in order of the date/time of the resident family's transfer request (starting with the earliest date), required apartment type and required property type.

With the approval of the Executive Director and/or Transfer Review Committee, NHA may, on a case-by-case basis, transfer a resident family without regard to its placement on the transfer list in order to address the immediate need of a family in crisis, i.e. Witness protection. In the event this occurs, full documentation for the transfer rationale will be provided and placed in the resident's file. The family crisis transfer will only be used to remedy an immediate and reasonable issue that is not otherwise covered under the transfer policy.

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Tier One Transfers:
The following transfers, in the order stated below, take precedence over all new admissions. These transfers are based on availability of the appropriate location, size and features of the available units:

1. Emergency Transfers
2. Demolition, Disposition, Revitalization, or Rehabilitation Transfers
3. Transfers to make an accessible apartment available to a disabled family
4. Reasonable Accommodation Transfers
5. Designated Housing Voluntary Transfers
6. Transfers for families living in high rise buildings with minor children

Tier Two Transfers:

1. Over/under housed transfers to make an appropriately sized unit available for another family
2. Over/under housed by more than 2 bedrooms
3. Over/under housed by 2 or less than 2 bedrooms
4. Incentive transfers

Verification of Reason for Transfer

Residents are required to provide reliable documentation of the reason for a resident initiated transfer. If verification for the reason for transfer is not provided, the request for transfer will be denied. Such verifications may include the following:

1. Third party verification from a healthcare provider verifying the need for the transfer based on the disability of a member of the household;

2. Medical reports;

3. Police reports;

4. Proof of familial relationship or custody;

5. Divorce decree;

6. Change in family composition form

7. Copies of restraining orders; and

8. UPCS Inspection reports

9. For Public Safety Transfers, certification in writing by a local, state or federal law enforcement agency;

    i. that the transfer is highly likely to result in an improvement to the resident's safety; and

    ii. Where appropriate, there must be documentation that the resident is cooperating with law enforcement in the investigation and prosecution of the crimes that generated the need for the transfer.

NHA will include documentation in the resident file verifying agency initiated transfers. Such documentation may include the following:

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1. UPSC Inspection reports;

2. Fire department reports;

3. Demolition/disposition application filed with HUD; and

4. Schedule of work identifying units to be addressed.

Transfer Screening

Resident households will undergo screening to determine if the household is in "good standing". Households must be in "good standing" in order to be placed on the transfer waiting list, unless NHA waives this requirement. NHA may waive the "good standing" requirement when it determines that the transfer is essential. Emergency transfers may be initiated prior to the completion of the good standing determination.

Outlined below are the requirements for "good standing".

In order to be determined a resident in "good standing", the household must:

1. Have not engaged in criminal activity that threatens the health and safety of NHA residents and staff. This requirement applies to all members of the household who are 18 years old or older;

2. Have been current on rent without an unpaid balance at any time in the 12 months prior to the request for transfer.

3. Have been compliant under a repayment agreement that was initiated more than 12 months prior to the transfer request. If not compliant, the resident family will have to pay the balance in full prior to be being considered eligible for placement on the Transfer Waiting List.

4. Have been current on utility payments to the utility supplier for 12 months prior to the request for transfer;

5. Have been compliant with the terms of the lease and any additional terms required to be added to the lease by Federal law. Violations of the lease must be documented by notices of lease violations or other evidence of serious or repeated violations of material terms of the lease.

    a. Only lease violations that occurred within the last 12 months from the date of transfer request will be considered. Violations older than 12 months from the date of transfer request will be considered if the violations are repeated and/or serious in nature

    b. This timeframe does not apply to criminal activity.

6. Have met housekeeping standards and have no housekeeping lease violations as documented by housekeeping inspection reports or work orders reflecting a pattern of damage caused by poor housekeeping;

    a. A resident with housekeeping standards violations will not be considered eligible for placement on the Transfer Waiting List until the resident passes a follow-up housekeeping inspection. Re-inspections should take place within 30 days of the initial failed inspection.

    b. If the last housekeeping inspection was completed within 120 business days from the request for transfer, NHA will use the results of the last housekeeping inspection to determine eligibility for transfer.

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7. Have not destroyed, defaced, damaged or removed any part of an apartment or the development as documented by housekeeping inspection reports or work orders reflecting a pattern of damage or abuse.

    a. Only lease violations that occurred within the last 12 months from the date of the transfer request will be considered.

    b. This timeframe does not apply to criminal activity.

If a resident family does not meet one or more of the good standing requirements, NHA will deny the transfer, unless NHA determines to waive the requirement where NHA has determined that the transfer is essential. In the event of an Emergency Transfer, the resident family may be moved prior to the completion of the screening process. If the resident family is found to have failed the screening criteria after the transfer has taken place, NHA does not waive its rights to take appropriate lease enforcement action even if a new lease has been executed.

As provided for in the NHA lease, any pending legal actions or existing debts will transfer with the resident family in the event a resident family is allowed to transfer in spite of failing good standing requirements. Execution of a new lease does not waive NHA rights to collect payments due under a prior lease or waive NHA's rights to pursue termination or eviction actions under a prior lease.

An exception to the good standing requirements will be made for a resident family requesting a Reasonable Accommodation transfer, except in the case of verified criminal activity or pending legal action. In addition, if there is an outstanding debt, the family must enter into a repayment agreement prior to transfer.

Updated transfer screening will be completed for households on the Transfer Waiting List when the Occupancy Department determines that an apartment will be available within the next 120 days AND more than 12 month's has elapsed since the household's last transfer screening was completed.

Processing Transfers

NHA Occupancy Department will maintain a centralized Transfer Waiting List to ensure that transfers are processed in the correct order and that procedures are uniform across all developments. The Occupancy Department will work with the NHA ADA/504 Coordinator and the Asset Management Division to assign available accessible units/units with accessible features/units to be modified with accessible features.

Resident initiated transfer requests should be submitted to the resident family's Asset Management Office. Requests submitted without the appropriate documentation to justify the request, as outlined in this chapter under "Verification of Reason for Transfer", will be denied.

The transfer application date will be the date the request was received by the resident or initiated by NHA.

In the case of resident initiated requests, residents will be notified in writing of NHA's decision concerning the transfer request—e.g. approved, disapproved or further review required.

Emergency Maintenance transfers will be addressed immediately, on a case by case basis by the Emergency Transfer Review Committee. If the maintenance emergency will not be finally resolved by a temporary accommodation, and the resident requires a permanent transfer that can not be made immediately, the transfer will be placed at the top of the Transfer Waiting List.

Resident families will have to wait one year after initial lease-up before requesting a transfer. This includes resident families who requested to be placed on the New Admissions Waiting List for an apartment size smaller than designated by the NHA Occupancy Guidelines. This requirement does not

apply to resident families who have a change in family size or composition (i.e. changes due to birth, marriage or operation of law) or if the resident family is requesting a Reasonable Accommodation.

Mandatory transfers, other than Emergency Maintenance and Demolition, Disposition, Revitalization, or Rehabilitation, are subject to the Grievance Procedure, and no such transfers may be made until either the time to request a grievance has expired or the procedure has been completed

Apartment Offers

NHA will make an apartment offer when the resident's name comes to the top of the Transfer Waiting List and NHA has a unit of appropriate size and location. Resident families requesting Reasonable Accommodations will receive up to 2 apartment offers. All other resident families will receive one offer of transfer. If and when NHA has more than one appropriately sized and located unit available, NHA may offer residents a choice of the available units. The resident with the earliest date of transfer application will receive priority for the available units.

Where transfers are required by NHA (mandatory), refusal of an apartment offer without good cause will result in lease termination.

Where the transfer has been requested by the resident, refusal of an apartment offer without good cause will result in the removal of the household from the Transfer Waiting List and the family must wait one year before submitting another transfer request.

Good Cause Refusal of Apartment Offers

Examples of good cause refusal of an apartment offer include, but are not limited to the following:

- Inaccessibility to source of employment, education or job training, children's day care, or an educational program for children with disabilities. The family must demonstrate that accepting the apartment offer would require the adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities.

- The family demonstrates to NHA's satisfaction that accepting the apartment offer will place a family member's life, health or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for good cause refusal.

- Temporary hospitalization or recovery from illness as verified by a healthcare professional. The hospitalization or recovery from illness must pertain to the principal household member, other household members (as confirmed during the processing of the transfer for placement on the Waiting List) or live-in aide necessary to the care of the principal household member.

- The apartment is inappropriate for the resident family's disability

- The family does not need the accessible features in the apartment offered and the family does not want to be subject to a 30-day notice to move.

NHA will require verification of good cause for apartment refusals.

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Cost of Transfers

NHA will pay for reasonable costs related to mandatory transfers, with the exception of Occupancy Standard transfers. However, NHA will pay all for reasonable costs associated with Occupancy Standard transfers where the family signed an Over/Under Housed Lease Addendum agreeing to move to an appropriately sized unit after 30 days notice. NHA will pay for reasonable costs related to Reasonable Accommodation and Designated Housing Voluntary transfers. For Designated Housing Voluntary transfers, NHA may offer up to three months rent rebate. Moving costs must be pre-approved by NHA. For all other transfers, all costs associated with the transfer will be the responsibility of the resident family.

Security Deposits

When a resident family transfers from one apartment to another, NHA will transfer their security deposit to the new apartment. The resident will be billed for any maintenance or other charges due for the "old" apartment.

Deconcentration

If subject to deconcentration requirements, the NHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the established income range will be offered an apartment in a development that is below the established income range, and vice versa, to achieve NHA's deconcentration goals. A resident will receive one additional transfer offer without good cause if the resident refuses a deconcentration offer.

Recertification

At NHA discretion, the recertification date for a resident family may be changed to the date designated for the development for which the family is being transferred

Transfer Review Committee

The NHA Transfer Review Committee (also referred to as "the Committee") will review Emergency Public Safety transfer requests, to determine if the transfer is warranted based on the documentation/evidence provided. In addition, the committee will make a determination of required actions associated with facilitating an approved Emergency Public Safety transfer.

The committee will consist of one or more NHA staff designated by the Executive Director.

Eligibility determination of a resident family requesting and Emergency Public Safety transfer will not be initiated until the Transfer Review Committee has made a determination of the validity of the request.

The Transfer Review Committee will convene as needed to review Emergency Public Safety transfer requests. The Committee may review requests either by phone or in person.

The Transfer Review Committee may, on a case-by-case basis, recommend transferring a resident family without regard to its placement on the transfer list in order to address the immediate need of a family in crisis, i.e. Witness protection.

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Inter-Program Transfers

NHA may authorize a limited number of transfers from Public Housing to the Housing Choice Voucher program. These transfers will be referred to as "Inter-Program Transfers". PH residents who qualify for Inter-Program Transfers will be placed on the HCV Waiting List and offered a voucher in accordance with HCV Wait List preferences and admission policies. On an annual basis, NHA will determine how many vouchers will be allocated for inter-program transfers. Families must meet program eligibility and transfer screening requirements in order to secure inter-program transfers. Once the transfer has been offered and accepted and the appropriate housing located, the family will be officially transferred to the new program. Eligibility for the transfers will be based upon immediate need, including, but not limited to emergency transfers, Reasonable Accommodations, witness relocation, rehabilitation/redevelopment and/or to accommodate over/under housed occupancy standard transfers where the household is over/under housed by more than 2 bedrooms.

If a voucher is offered for an emergency transfer and is refused by the resident, the resident transfer request will no longer be considered an emergency.

If back rent is owed, an Inter-Program Transfer will not be made until all back rent is paid in full. NHA may authorize a Repayment Agreement on a case by case basis.

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CHAPTER 15: COMMUNITY SERVICE

Overview

NHA and residents must comply with the community service requirement**.** Community service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities. **[24 CFR 960.601(b)]** Applicable self-sufficiency activities may be counted toward the community service requirement.

In administering community service requirements, NHA will comply with all nondiscrimination and equal opportunity requirements. **[24 CFR 960.605(c)(5)] [24 CFR 960 Subpart F (960.600 through 960.609)]**

Resident Requirements

1. Each non-exempt adult in a family paying at least the minimum rent must contribute and document some combination of 8 hours per month of Community service or self sufficiency activity.

2. The 8 hours per month may be either volunteer work or self sufficiency program activity or a combination of the two.

3. At least 8 hours of activity must be performed each month.

4. An individual may not skip a month and then double up the following month, unless circumstances warrant special consideration. NHA will make the determination of whether to allow or disallow a deviation from the schedule.

5. Activities must be performed within the City of Newark and not outside the jurisdictional area of NHA. The exception to this rule would be adults who are enrolled in full-time higher education or vocational training. Their hours of education would count toward the requirement.

6. Political activity is excluded.

7. Work activity must not take the place of work performed by paid employees.

8. Family obligations

    a) At lease execution or re-examination after the effective date of this policy, all adult members (18 or older) of a Public Housing resident family must:

        i) Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption.

        ii) Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in termination of their lease.

    b) Annually, prior to the expiration of the lease, non-exempt family members (including those that were non-exempt for a portion of the year) must present a completed documentation form (provided by NHA) of activities performed over the previous twelve months.

9. Change in exempt status:

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a. If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to NHA and provide documentation of such.

b. If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the property manager.

c. The Manager will provide the person with the Recording/Certification documentation form and a list of agencies in the neighborhood that provide volunteer and/or training opportunities.

NHA Obligations

1. To the greatest extent possible and practicable, NHA and its property managers will:

   a. Provide names and contacts at agencies that can provide opportunities for residents, including those with disabilities, to fulfill their Community Service/Self Sufficiency obligations;

   b. Include a disabled person who is otherwise able to be gainfully employed, since such an individual is not exempt from the Community Service requirement; and

   c. Provide referrals for volunteer work or self sufficiency programs.

2. The property manager will provide the family with exemption verification forms and Recording/ Certification documentation forms and a copy of this policy at initial application and at lease execution.

3. NHA will make the final determination as to whether or not a family member is exempt from the Community Service/Self Sufficiency requirement. Residents may use NHA's Grievance Procedure if they disagree with NHA's determination.

4. NHA will review and verify family compliance with service requirements annually at least thirty days before the end of the twelve month lease term.

Definitions

1. **Community Service** - volunteer work that benefits the property or the local neighborhood includes, but is not limited to:

   a. Work at a local institution, including but not limited to: school, community center, hospital, hospice, recreation center, senior center, adult day care program, homeless shelter, meals or feeding program, library or bookmobile, before- or after-school education program, or child care center, etc.;

   b. Work with a non-profit organization that serves NHA residents or their children, including but not limited to: Boy Scouts, Girl Scouts, Boys or Girls Club, 4-H Club, PAL, Garden Center, Neighborhood clean-up programs, Beautification programs, etc.;

   c. Work with a community arts program involving performing arts, fine arts, visual arts or crafts including but not limited too community theater, dance, music (orchestra, voice, band, small ensemble, etc.) , etc.;

   d. Work with any program funded under the Older Americans Act, including but not limited to: Green Thumb, Service Corps of Retired Executives, Meals on Wheels, etc.;

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e. Work with service programs sponsored by churches so long as they do not involve religious education or the practice of religion (e.g. a meals program for the homeless sponsored by a church and provided in the parish hall would be acceptable, teaching Sunday School would not);

f. Work with other youth, disability service or advocacy, or senior organizations;

g. Work at the property to help with children's programs;

h. Work at the property to help with senior programs;

i. Help neighborhood groups with special projects;

j. Work through the Resident Association to help other residents with problems, serving as an officer in an RA, serving on the RA or Resident Advisory Board;

k. Care for the children of other residents so they may volunteer.

2. **Self Sufficiency Activities - For purposes of satisfying the community service** requirement, an *economic self-sufficiency program* is defined by HUD as: Any program designed to encourage, assist, train, or facilitate economic independence of assisted families or to provide work for such families. These economic self-sufficiency programs include, but are not limited to:

a. Job readiness programs;
b. Job training programs;
c. Skills training programs;
d. Higher education (Junior college or college);
e. Vocational education;
f. GED classes;
g. Verifiable job search activities;
h. Apprenticeships;
i. Substance abuse or mental health counseling;
j. English proficiency or literacy (reading) classes;
k. Parenting classes;
l. Budgeting and credit counseling;
m. Any kind of class that helps a person toward economic independence;
n. Carrying out any activity required by the Department of Public Assistance as part of welfare reform.

o. The self sufficiency hours counted toward monthly community service requirement will be the hours when a non-exempt adult is actually attending class or engaged in job training. It will not include time in transit.

3. **Exempt Adult** - an adult (meaning a person aged 18 or older) member of the family who

a. Is 62 years of age or older

b. Has a disability that can be verified to prevent him/her from being gainfully employed

c. Is verified to be the fulltime caretaker of a disabled person

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d. Is working at least 30 hours per week

e. Qualifies as a full-time student at a secondary school or an institution of higher learning

Notification Requirements

NHA will give each family a written description of the community service requirement, the process for claiming status as an exempt person, and the process by which NHA verifies exempt status. NHA will also notify the family of its determination identifying the family members who are subject to the service requirement, and the family members who are exempt. **[24 CFR 960.605(c)(2)]**

Documentation and Verification

1. NHA will retain reasonable documentation of service requirement performance or exemption in participant files. **[24 CFR 960.605(c)(4)]**

2. All adult family members who claim they are exempt from the community service requirement will be required to sign a community service exemption certification form. NHA will provide a completed copy to the family and will keep a copy in the resident file.

3. NHA will verify that an individual is exempt from the community service requirement by following NHA's verification hierarchy and documentation requirements.

4. NHA will make the final determination whether or not to grant an exemption from the community service requirement. If a resident does not agree with NHA's determination, s/he can dispute the decision through NHA's grievance procedures.

5. If anyone in the family is subject to the community service requirement, NHA will provide the family with community service documentation forms at admission, at lease renewal, when a family member becomes subject to the community service requirement during the lease term, or upon request by the family.

6. Each individual who is subject to the requirement will be required to record their community service or self-sufficiency activities and the number of hours contributed on the required form. The certification form will also include places for signatures and phone numbers of supervisors, instructors, and counselors certifying to the number of hours contributed.

7. Families will be required to submit the documentation to NHA, upon request by NHA.

8. If NHA has reasonable cause to believe that the certification provided by the family is false or fraudulent, NHA has the right to require third-party verification.

Determination of Compliance

NHA will review resident family compliance with service requirements annually at least thirty days before the end of the twelve month lease term. **[24 CFR 960.605(c)(3)]** As part of this review, NHA will verify that any family member that is not exempt from the community service requirement has met his or her service obligation.

The family will have 10 business days to submit NHA required documentation form(s). If the family fails to submit the required documentation within the required timeframe, NHA approved extension, the subject

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family members will be considered noncompliant with community service requirements, and notices of noncompliance will be issued pursuant to the policies

Change in Status Between Annual Determinations

1. **Exempt to Non-Exempt Status**: If an exempt individual becomes non-exempt during the twelve month lease term, it is the family's responsibility to report this change to NHA within 10 business days.

   Within 10 business days of a family reporting such a change, or NHA determining such a change is necessary, NHA will provide written notice of the effective date of the requirement, a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which the family member may record the activities performed and number of hours contributed.

   The effective date of the community service requirement will be the first of the following month.

2. **Non-Exempt to Exempt Status:** If a non-exempt person becomes exempt during the twelve month lease term, it is the family's responsibility to report this change to NHA within 10 business days. Any claim of exemption will be verified by NHA in accordance with NHA policies.

   Within 10 business days of a family reporting such a change, or NHA determining such a change is necessary, NHA will provide the family written notice that the family member is no longer subject to the community service requirement, if BHA is able to verify the exemption.

   The exemption will be effective immediately.

Non-Compliance of a Non-Exempt Family Member

The lease specifies that it is renewed automatically for all purposes other than a household's noncompliance or breach, unless the family fails to comply with the community service requirement. Violation of the service requirement is grounds for nonrenewal of the lease at the end of the twelve month lease term, but not for termination of tenancy during the course of the twelve month lease term. **[24 CFR 960.603(b)]**

If the resident or another family member has violated the community service requirement, NHA may not renew the lease upon expiration of the twelve-month term of the lease, unless the resident and any other noncompliant family member enter into a written agreement with NHA. Under this agreement the resident or noncompliant family member must agree to cure the noncompliance by completing the additional hours of community service or economic self-sufficiency needed to make up the total number of hours required, over the twelve-month term of the new lease. In addition, all other members of the family who are subject to the service requirement must be currently complying with the service requirement or must no longer be residing in the apartment. **[24 CFR 960.607(c)]**

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CHAPTER 16: PETS

Introduction

This chapter explains NHA's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of NHA to provide a decent, safe and sanitary living environment for all residents, and to protect and preserve the physical condition of the property, as well as the financial interest of NHA.

Assistance Animals

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals,” “assistive animals,” “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following: [Section 504; Fair Housing Act (42 U.S.C.); 24 CFR 5.303]

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance
- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures
- Providing emotional support to persons with disabilities who have a disability-related need for such support

Assistance animals that are needed as a Reasonable Accommodation for persons with disabilities are not considered pets, and thus, are not subject to NHA’s pet policies other than the approval, care, and handling requirements delineated herein [24 CFR 5.303; 960.705].

Approval of Assistance Animals

A person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person’s disability and his or her need for the animal [PH Occ GB, p. 179].

NHA will not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability [PH Occ GB, p. 178].

NHA may refuse to permit persons with a disability to use and live with an assistance animal that is needed to assist them if: [PH Occ GB, p. 179]:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that can not be reduced or eliminated by a Reasonable Accommodation; or
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others.
- There is reliable objective evidence that the service and assistance animals are known to be dangerous or wild animals or have the proclivity to be dangerous.

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For an animal to be excluded from the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and NHA approve a Reasonable Accommodation in accordance with the policies.

Residents must register their assistance animal with their Asset Manager before it is brought onto NHA's property, and must update the registration annually at the Asset Management Office. The registration must include a certificate signed by a licensed veterinarian or a local authority empowered to inoculate animals (or designated agent of such an authority) stating that the animal has received all inoculations required by applicable local law.

The resident is still required to follow all of the terms and conditions of the lease, including the ability to ensure the peaceful enjoyment of the development by others.

Care and Handling of Assistance Animals

Residents must care for assistance animals in a manner that complies with state and local laws, including anti-cruelty laws. **[24 CFR 5.303; 24 CFR 960.705]**

Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling apartment, or property of other residents.

When a resident's care or handling of an assistance animal violates these policies, NHA will consider whether the violation could be reduced or eliminated by a Reasonable Accommodation. If NHA determines that no such accommodation can be made, NHA may withdraw the approval of a particular assistance animal.

Pet Policies for All Developments

Overview

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

Registration of Pets

Pets must be registered with NHA before they are brought onto the premises**. [24 CFR 960.707(b)(5)].** NHA will issue a registration tag for dogs and cats upon successful completion of NHA's pet registration process, including proof of inoculations and spaying/neutering. Residents are required to have their dog/cat registration tag worn on their pet's collar.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. Additionally, the registration includes proof that a dog/cat has been spayed or neutered.

Pets will not be approved to reside in an apartment until completion of the registration requirements.

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Refusal to Register Pets

NHA will refuse to register a pet if:

- The pet is not *a common household pet* as defined in NHA's policies
- Keeping the pet would violate any pet restrictions listed in this policy
- The pet owner fails to provide complete pet registration information
- NHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If NHA refuses to register a pet, a NHA will send written notification to the pet owner. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with NHA's grievance procedures.

Pet Agreement

All Residents who have been approved to have a pet must enter into a pet agreement with NHA, or the approval of the pet will be withdrawn.

The Pet Agreement is the resident's certification that he or she has received a copy of NHA's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that he or she understands that noncompliance with NHA's pet policy and applicable house rules may result in the withdrawal of NHA approval of the pet or termination of tenancy.

Standards for Pets

NHA's requirements related to pet ownership include, but are not limited to: [**24 CFR 5.318; 960.707(b)]**

- Limitations on the number of animals in an apartment, based on apartment size;
- Prohibitions on types of animals that NHA classifies as dangerous, provided that such classifications are consistent with applicable state and local law;
- Prohibitions on individual animals, based on certain factors, including the size and weight of the animal; and

Definition of "Common Household Pet"

The regulations for pet ownership in elderly/disabled developments expressly authorize definition of the term. **[24 CFR 5.306(2)]**

Common household pet means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.

The following animals are not considered common household pets:

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- Reptiles
- Rodents
- Insects
- Arachnids
- Wild animals or feral animals
- Pot-bellied pigs
- Animals used for commercial breeding

Pet Restrictions

The following animals are not permitted:

- Any animal whose adult weight will exceed 25 pounds
- Dogs of the pit bull, Rottweiler, chow, or boxer breeds
- Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations
- Any animal not permitted under state or local law or code

Number of Pets

- Residents may have 1 pet
- In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as 1 pet.

Pet Rules

Pet owners must maintain pets responsibly, in accordance with NHA policies, and in compliance with applicable state and local public health, animal control, and animal cruelty laws and regulations. **[24 CFR 5.315; 24 CFR 960.707(a)]**

Pet Area Restrictions

- Pets must be maintained within the resident's apartment. When outside of the apartment (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

- Pets other than dogs or cats must be kept in a cage or carrier when outside of the apartment.

- Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

- Pet are prohibited from balconies

Designated Pet/No-Pet Areas

NHA may designate buildings, floors of buildings, or sections of buildings as no-pet areas where pets generally may not be permitted. Pet rules may also designate buildings, floors of building, or sections of building for residency by pet-owning residents. **[24 CFR 5.318(g), PH Occ GB, p. 182]**

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Resident Absence

No dog or cat shall be left alone in any dwelling apartment over twenty-four (24) hours. Any resident who is away twenty-four hours or longer for any reason must make arrangements for such pet to be kept elsewhere during his/her absence.

Cleanliness

The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it.

The pet owner shall take adequate precautions to eliminate any pet odors within or around the apartment and to maintain the apartment in a sanitary condition at all times.

Litter box requirements:

- Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.
- Litter shall not be disposed of by being flushed through a toilet.
- Litter boxes shall be kept inside the resident's dwelling apartment.

Alterations to Apartment

- Pet owners shall not alter their apartment, patio, premises or common areas to create an enclosure for any animal.
- Installation of pet doors is prohibited.

Noise

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing apartment or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Pet Care

- Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

- Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage NHA property.

- No animals may be tethered or chained inside or outside the dwelling apartment at any time.

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Responsible Parties

- The pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

- A resident who cares for another resident's pet must notify NHA and sign a statement that they agree to abide by all of the pet rules.

Pets Temporarily on the Premises

- Residents may have a pet temporarily on NHA grounds, not to exceed 14 consecutive days.
- Residents must notify NHA if any pet, not registered by NHA, is going to be kept in the unit overnight
- Residents are prohibited from feeding or harboring stray animals.

Pet Rule Violations

All complaints of cruelty and all dog bites will be referred to animal control or an applicable agency for investigation and enforcement.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the pet rules, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

- That the pet owner has 10 business days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation
- That the pet owner is entitled to be accompanied by another person of his or her choice at the meeting
- That the pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to remove the pet, or to terminate the pet owner's tenancy

Notice for Pet Removal

If the pet owner and NHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by NHA, NHA may serve notice to remove the pet. The notice will contain:

- A brief statement of the factual basis for NHA's determination of the pet rule that has been violated;

- The requirement that the resident /pet owner must remove the pet within 30 calendar days of the notice;

- A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

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Pet Removal

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner.

If the responsible party is unwilling or unable to care for the pet, or if NHA after reasonable efforts can not contact the responsible party, NHA may contact the appropriate state or local agency and request the removal of the pet.

Termination of Tenancy

NHA may initiate procedures for termination of tenancy based on a pet rule violation if:

- The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; or
- The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Emergencies

- NHA will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.

- If it is necessary for NHA to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

- If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

Pet Related Damages During Occupancy

All reasonable expenses incurred by NHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling apartment
- Fumigation of the dwelling apartment
- Repairs to common areas of the project
- The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with NHA policies.

Pet fees will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

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Other Pet Requirements

Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and at each annual reexamination.

The following vaccinations and conditions are mandatory:

- Dogs must be vaccinated for distemper, parvo-virus, hepatitis, leptospirosis and rabies
- Cats must be vaccinated for distemper (feline 3 way vaccination and rabies
- Dogs and cats must be spayed or neutered

Proof that the vaccinations were obtained and that the pet has been spayed or neutered shall consist of a certificate signed by a licensed veterinarian or state/local authority.

Pet Fees

Refundable Pet Fees: General Occupancy Developments

NHA requires a refundable pet fee to cover additional costs attributable to the pet and not otherwise covered [24 CFR 960.707(b)(1)].

Pet owners must pay a pet fee equal to $50 per apartment. Upon implementation of the pet fee, NHA will allow existing residents to pay the $50 pet fee over a six month period, upon request from the resident.

Fees will be used only to pay reasonable expenses directly attributable to the presence of a pet including but not limited to:

- The cost of repairs and replacements to the resident's dwelling apartment
- Fumigation of the dwelling apartment
- Repairs to common areas of the project
- The expense of flea elimination shall also be the responsibility of the resident.

NHA will place the fee in an account of the type required under applicable State or local law for pet fees. NHA must comply with such laws as to retention of the fee, interest, and return of the fee to the resident, and any other applicable requirements [24 CFR 960.707(d)].

Payment of Refundable Pet Fee: General Occupancy Developments

Pet owners are required to pay fee in addition to any other required amounts. The fee must be paid in full before the pet is brought on the premises. The pet fee is not part of rent payable by the resident.

Refund of Refundable Pet Fee: General Occupancy Developments

- NHA will refund the pet fee to the resident, less the costs of any damages caused by the pet to the dwelling apartment, after move-out or removal of the pet from the apartment.

- The resident will be billed for any amount that exceeds the pet fee.

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- NHA will provide the resident with a written list of any charges against the pet fee after the move-out inspection. If the resident disagrees with the amount charged to the pet fee, NHA will provide a meeting to discuss the charges.

Refundable Pet Fees: Elderly/Disabled Developments

Pet owners are required to pay a pet fee. The fee is must be paid in full before the pet is brought on the premises. **[24 CFR 5.318(d)(1)]**

Pet owners must pay a pet fee equal to $50 per apartment.

Refund of Pet Fee: Elderly/Disabled Developments

NHA will use the pet fee only to pay reasonable expenses directly attributable to the presence of the pet, including (but not limited to) the costs of repairs and replacements to, and fumigation of, the resident's dwelling apartment. NHA will refund the unused portion of the pet fee to the resident within a reasonable time after the resident moves from the project or no longer owns or keeps a pet in the apartment. **[24 CFR 5.318(d)(1)]**

- NHA will refund the pet fee to the resident, less the costs of any damages caused by the pet to the dwelling apartment, after move-out or removal of the pet from the apartment.
- The resident will be billed for any amount that exceeds the pet fee.
- NHA will provide the resident with a written list of any charges against the pet fee after the move-out inspection. If the resident disagrees with the amount charged to the pet fee, NHA will provide a meeting to discuss the charges.

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CHAPTER 17: LEASE TERMINATIONS

General Policy Lease Termination

Either the resident or NHA may terminate tenancy at any time in accordance with all applicable Federal, State and local laws and lease terms. **[24 CFR 966.4 (l)]**

HUD requires NHA to terminate the lease in certain circumstances. In other circumstances, HUD requires NHA to establish provisions for lease termination. It is NHA's option to determine on a case by case basis, whether termination is warranted.

NHA will consider household circumstances prior to lease termination, including consideration that if the household removes the culpable member, then the lease may not be terminated.

Definitions

The following definitions used for this and other parts of this chapter can be found in the definition section of the ACOP. **[24 CFR 5.100]**

1. Covered person
2. Drug
3. Drug-related criminal activity
4. Guest
5. Household
6. Other person under the resident's control
7. Premises
8. Violent criminal activity

Resident Chooses to Terminate

The family may terminate the lease at any time, for any reason, by following the notification procedures as outlined in the lease. Such notice must be in writing and delivered to the project office or sent by pre-paid first-class mail, properly addressed. **[24 CFR 966.4(k)(1)(ii) and 24 CFR 966.4(l)(1)]**

If a family desires to move and terminate their tenancy with NHA, they must give at least 30 calendar days advance written notice to NHA of their intent to vacate. When a family must give less than 30 days notice due to circumstances beyond their control NHA, at its discretion, may waive the 30 day requirement. The notice of lease termination must be signed by the head of household, spouse, or co-head.

Mandatory Termination

Failure to Provide Consent

NHA will terminate the lease if any family member fails to sign and submit any consent form s/he is required to sign for any reexamination. **[24 CFR 960.259(a) and (b)]**

Failure to Provide Documentation of Citizenship

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NHA will terminate the lease if:

- A family fails to submit required documentation within the required timeframe concerning any family member's citizenship or immigration status;

- A family submits evidence of citizenship and eligible immigration status in a timely manner, but United States Citizenship and Immigration Services (USCIS) primary and secondary verification does not verify eligible immigration status of the family, resulting in no eligible family members; or

- A family member, as determined by NHA, has knowingly permitted another individual who is not eligible for assistance to reside (on a permanent basis) in the apartment. For (3), such termination must be for a period of at least 24 months. This does not apply to ineligible non-citizens already in the household where the family's assistance has been prorated. **[24 CFR 5.514(c) and (d) and 24 CFR 960.259(a)]**

Failure to Provide Social Security Documentation

NHA must terminate the lease if a resident family fails to provide the documentation or certification required for any family member who obtains a social security number.. **[24 CFR 5.218 (c) and 24 CFR 960.259(a)(3)]**

Failure to Accept NHA's Offer of a Lease Revisions

NHA must terminate the lease if the family fails to accept NHA's offer of a lease revision to an existing lease, provided NHA has done the following: **[24 CFR 966.4(l)(2)(ii)(E)]**

- The revision is on a form adopted by NHA in accordance with 24 CFR 966.3 pertaining to requirements for notice to residents and resident organizations and their opportunity to present comments.

- NHA has made written notice of the offer of the revision at least 60 calendar days before the lease revision is scheduled to take effect.

- NHA has specified in the offer a reasonable time limit within that period for acceptance by the family.

Methamphetamine Conviction

NHA must immediately terminate the lease if NHA determines that any household member has ever been convicted of the manufacture or production of methamphetamine on the premises of federally-assisted housing. **(24 CFR 966.4 (l)(5)(i)(A)**

Non-Compliance with Community Service Requirements

NHA is prohibited from renewing the lease at the end of the 12 month lease term when the family fails to comply with the community service requirements. **[24 CFR 966.4(l)(2)(ii)(D), 24 CFR 960.603(b) and 24 CFR 960.607(b)(2)(ii) and (c)]**

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Other Authorized Reasons for Termination

Besides requiring NHA to terminate the lease under the circumstances as described above, NHA has established provisions for termination pertaining to certain criminal activity, alcohol abuse, and certain household obligations stated in the regulations. These provisions for lease termination are in the lease agreement, however NHA is not required to terminate for such violations in all cases. NHA has the discretion to consider circumstances surrounding the violation or, in applicable situations, whether the offending household member has entered or completed rehabilitation, and NHA may, as an alternative to termination, require the exclusion of the culpable household member.

HUD authorizes NHA to terminate the lease for other grounds, but for only those grounds that constitute serious or repeated violations of material terms of the lease or that are for other good cause. .

NHA may consider alternatives to termination and has established policies describing the criteria that NHA will use when deciding what action to take, the types of evidence that will be acceptable, and the steps NHA will take when terminating a family's lease.

Drug Crime On or Off the Premises

1. The lease provides that drug-related criminal activity engaged in on or off the premises by the resident, member of the resident's household or guest, or any such activity engaged in on the premises by any other person under the resident's control is grounds for termination. **[24 CFR 966.4(l)(5)(i)(B)]**

2. NHA will terminate the lease for drug-related criminal activity engaged in on or off the premises by any resident, member of the resident's household or guest, and any such activity engaged in on the premises by any other person under the resident's control.

3. NHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of covered persons related to the drug-related criminal activity.

4. In making its decision to terminate the lease, NHA will consider alternatives and NHA may, on a case-by-case basis, choose not to terminate the lease

Illegal Use of a Drug

1. The lease provides that NHA may evict a family when NHA determines that a household member is illegally using a drug or that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents. **[24 CFR 966.4(l)(5)(i)(B)]**

2. A pattern of illegal drug use means more than one incident of any use of illegal drugs during the previous six months.

3. NHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the use of illegal drugs.

4. In making its decision to terminate the lease, NHA will consider alternatives and NHA may, on a case-by-case basis, choose not to terminate the lease.

Threat to Other Residents

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1. The lease provides that any criminal activity by a covered person that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including NHA management staff residing on the premises) or by persons residing in the immediate vicinity of the premises is grounds for termination of tenancy. **[24 CFR 966.4(l)(5)(ii)(A)]**

2. NHA will terminate the lease when a covered person engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including NHA management staff residing on the premises) or by persons residing in the immediate vicinity of the premises.

3. *Immediate vicinity* means within a three-block radius of the premises.

4. NHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of covered persons related to the criminal activity.

5. In making its decision to terminate the lease, NHA will consider alternatives and NHA may, on a case-by-case basis, choose not to terminate the lease.

Alcohol Abuse

NHA has established standards that allow termination of tenancy if NHA determines that a household member has engaged in abuse or pattern of abuse of alcohol that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents. **[24 CFR 966.4(l)(5)(vi)(A)]**

1. NHA will terminate the lease if NHA determines that a household member has engaged in abuse or a pattern of abuse of alcohol that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.

2. A pattern of such alcohol abuse means more than one incident of any such abuse of alcohol during the previous six months.

3. NHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the abuse of alcohol.

4. In making its decision to terminate the lease, NHA will consider alternatives and NHA may, on a case-by-case basis, choose not to terminate the lease.

Furnishing False or Misleading Information Concerning Illegal Drug Use or Alcohol Abuse

NHA has established standards that allow termination of tenancy if NHA determines that a household member has furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers. **[24 CFR 966.4(l)(5)(vi)(B)]**

1. NHA will terminate the lease if NHA determines that a household member has furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers.

2. NHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the use of illegal drugs or the abuse of alcohol, and any records or other documentation (or lack of records or documentation) supporting claims of rehabilitation of illegal drug users or alcohol abusers.

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3. In making its decision to terminate the lease, NHA will consider alternatives and NHA may, on a case-by-case basis, choose not to terminate the lease.

Other Serious or Repeated Violations of Material Terms of the Lease

HUD regulations require certain resident obligations to be incorporated into the lease. Violations of such regulatory obligations are considered to be serious or repeated violations of the lease and grounds for termination. Incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed as serious or repeated violations of the lease by the victim or threatened victim of such violence or stalking [Pub.L. 109-162]. **[24 CFR 966.4(l)(2)(i) and 24 CFR 966.4(f)]**

NHA will terminate the lease for the following violations of resident obligations under the lease:

1. Failure to make payments due under the lease, including nonpayment of rent.

2. Repeated late payment of rent or other charges. Four late payments within a 12 month period shall constitute a repeated late payment.

3. Failure to fulfill the following household obligations:
    a. Not to assign the lease or to sublease the dwelling apartment. Subleasing includes receiving payment to cover rent and utility costs by a person living in the apartment who is not listed as a family member
    b. Not to provide accommodations for boarders or lodgers
    c. To use the dwelling apartment solely as a private dwelling for the resident and the resident's household as identified in the lease, and not to use or permit its use for any other purpose
    d. To abide by necessary and reasonable regulations promulgated by NHA for the benefit and well-being of the housing project and the residents which shall be posted in the project office and incorporated by reference in the lease
    e. To comply with all obligations imposed upon residents by applicable provisions of building and housing codes materially affecting health and safety
    f. To keep the dwelling apartment and such other areas as may be assigned to the resident for the resident's exclusive use in a clean and safe condition. To dispose of all ashes, garbage, rubbish, and other waste from the dwelling apartment in a sanitary and safe manner
    g. To use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appurtenances including elevators
    h. To refrain from, and to cause the household and guests to refrain from destroying, defacing, damaging, or removing any part of the dwelling apartment or project
    i. To pay reasonable charges (other than for normal wear and tear) for the repair of damages to the dwelling apartment, or to the project (including damages to project buildings, facilities or common areas) caused by the resident, a member of the household or a guest
    j. To act, and cause household members or guests to act, in a manner which will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the project in a decent, safe and sanitary condition

In making its decision to terminate the lease, NHA will consider alternatives and NHA may, on a case-by-case basis, choose not to terminate the lease.

Other Good Cause Reason for Termination

HUD regulations state that NHA may terminate tenancy for other good cause. The regulations provide a few examples of other good cause, but do not limit NHA to only those examples. The Violence against Women Reauthorization Act of 2005 explicitly prohibits NHA from considering incidents of actual or threatened domestic violence, dating violence, or stalking as "other good cause" for terminating the

tenancy or occupancy rights of the victim of such violence. **Other Good Cause [24 CFR 966.4(l)(2)(ii)(B) and (C)]**

NHA will terminate the lease for the following reasons.

1. *Fugitive Felon or Parole Violator.* If a resident is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or violating a condition of probation or parole imposed under federal or state law.

2. *Persons subject to sex offender registration requirement.* If any member of the household has, during their current Public Housing tenancy, become subject to a registration requirement under a state sex offender registration program.

3. Discovery after admission of facts that made the resident ineligible.

4. Discovery of material false statements or fraud by the resident in connection with an application for assistance or with reexamination of income.

5. Failure to furnish such information and certifications regarding family composition and income as may be necessary for NHA to make determinations with respect to rent, eligibility, and the appropriateness of dwelling size.

6. Failure to transfer to an appropriate size dwelling apartment based on family composition, upon appropriate notice by NHA that such a dwelling apartment is available.

7. Failure to permit access to the apartment by NHA after proper advance notification for the purpose of performing routine inspections and maintenance, for making improvements or repairs, or to show the dwelling apartment for re-leasing, or without advance notice if there is reasonable cause to believe that an emergency exists.

8. Failure to promptly inform NHA of the birth, adoption or court-awarded custody of a child. In such a case, promptly means within 10 business days of the event.

9. Failure to abide by the provisions of NHA's pet policy.

10. If the family has breached the terms of a repayment agreement entered into with NHA.

11. If a family member has violated federal, state, or local law that imposes obligations in connection with the occupancy or use of the premises.

12. If a household member has engaged in or threatened violent or abusive behavior toward NHA personnel.

    a. *Abusive or violent behavior towards NHA personnel* includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.
    b. *Threatening* refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

Absence from the Apartment

1. The family must supply any information or certification requested by NHA to verify that the family is living in the apartment, or relating to family absence from the apartment, including any NHA-

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requested information or certification on the purposes of family absences. The family must cooperate with NHA for this purpose.

2. The family must promptly notify NHA when any or all family members will be absent from the apartment for an extended period. An extended period is defined as any period greater than 30 consecutive days. In such a case promptly means within 10 business days of the start of the extended absence. When all family members are going to be absent from the apartment, the resident shall notify the manager, secure the apartment and provide a means for NHA to contact the resident in an emergency. Failure to advise NHA of an extended absence is grounds for termination of the lease.

3. If a family member is absent from the Public Housing apartment for more than 180 consecutive days, and the family does not adequately verify that the family member is living in the apartment; NHA will remove the household member from the lease.

4. If all family members are absent from the apartment for more than one hundred and eighty (180) consecutive days, and if the family cannot adequately verify that the family is occupying the apartment, NHA will terminate the lease for other good cause.

5. If the family appears to have vacated the apartment without giving proper notice, NHA will follow state and local landlord-resident law pertaining to abandonment before taking possession of the apartment. If necessary, NHA will secure the apartment immediately to prevent vandalism and other criminal activity.

Alternative to Termination of Tenancy

1. **Exclusion of Culpable Household Member -** As an alternative to termination of the lease for criminal activity or alcohol abuse HUD provides that NHA may consider exclusion of the culpable household member. Such an alternative may be used, by NHA policy, for any other reason where such a solution appears viable. **[24 CFR 966.4(l)(5)(vii)(C)]**

   NHA will consider requiring the resident to exclude a household member in order to continue to reside in the assisted apartment, where that household member has participated in or been culpable for action or failure to act that warrants termination.

   As a condition of the family's continued occupancy, the head of household must certify that the culpable household member has vacated the apartment and will not be permitted to visit or to stay as a guest in the assisted apartment. The family must present evidence of the former household member's current address upon NHA request.

2. **Repayment of Family Debts** - If a family owes amounts to NHA, as a condition of continued occupancy, NHA will require the family to repay the full amount or to enter into a repayment agreement, within 30 days of receiving notice from NHA of the amount owed.

Criteria for Deciding to Terminate Tenancy

NHA may consider all of the circumstances relevant to a particular case before making a decision.

1. **Evidence**
   For criminal activity, HUD permits NHA to terminate the lease if a *preponderance of the evidence* indicates that a household member has engaged in the activity, regardless of whether the household member has been arrested or convicted, and without satisfying the standard of proof used for a criminal conviction.

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NHA will use the concept of the preponderance of the evidence as the standard for making all termination decisions.

Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

2. **Consideration of Circumstances [24 CFR 966.4(l)(5)(vii)(B)]**
Although it is required that certain lease provisions exist for criminal activity and alcohol abuse, HUD provides that NHA may consider all circumstances relevant to a particular case in order to determine whether or not to terminate the lease. Such relevant circumstances can also be considered when terminating the lease for any other reason.

NHA will consider the following factors before deciding whether to terminate the lease for any of the HUD required lease provisions or for any other reasons:

a. The seriousness of the offending action, especially with respect to how it would affect other residents
b. The extent of participation or culpability of the leaseholder, or other household members, in the offending action, including whether the culpable member is a minor, a person with disabilities, or a victim of domestic violence, dating violence, or stalking
c. The effects that the eviction will have on other family members who were not involved in the action or failure to act
d. The effect on the community of the termination, or of NHA's failure to terminate the tenancy
e. The effect of NHA's decision on the integrity of the Public Housing program
f. The demand for housing by eligible families who will adhere to lease responsibilities
g. The extent to which the leaseholder has shown personal responsibility and whether they have taken all reasonable steps to prevent or mitigate the offending action
h. The length of time since the violation occurred, the family's recent history, and the likelihood of favorable conduct in the future
i. In the case of program abuse, the dollar amount of the underpaid rent and whether or not a false certification was signed by the family

3. **Consideration of Rehabilitation [24 CFR 966.4(l)(5)(vii)(D)]**
HUD authorizes NHA to take into consideration whether a household member who had used illegal drugs or abused alcohol and is no longer engaging in such use or abuse is participating in or has successfully completed a supervised drug or alcohol rehabilitation program.

In determining whether to terminate the lease for illegal drug use or a pattern of illegal drug use, or for abuse or a pattern of abuse of alcohol, by a household member who is no longer engaging in such use or abuse, NHA will consider whether such household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program, or has otherwise been rehabilitated successfully.

For this purpose NHA will require the resident to submit evidence of the household member's current participation in, or successful completion of, a supervised drug or alcohol rehabilitation program or evidence of otherwise having been rehabilitated successfully.

4. **Termination and Reasonable Accommodation [24 CFR 966.7]**
See ACOP policy on termination and Reasonable Accommodation in the Chapter on Reasonable Accommodation Policy

5. **Non-discrimination Limitation [24 CFR 966.4(l)(5)(vii)(F)]**
NHA's eviction actions must be consistent with fair housing and equal opportunity provisions of 24 CFR 5.105.

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Lease Termination Notice

- Notices of lease termination will be in writing and will state the specific grounds for termination, the date the termination will take place, the resident's right to reply to the termination notice, and their right to examine NHA documents directly relevant to the termination or eviction. **[24 CFR 996.4(m)]. [24 CFR 966.4(l)(3)]**

- When NHA is required to offer the resident an opportunity for a grievance hearing, the notice will also inform the resident of their right to request a hearing in accordance with NHA's grievance procedure. In these cases, the tenancy shall not terminate until the time for the resident to request a grievance hearing has expired and the grievance procedure has been completed.

- When NHA is not required to offer the resident an opportunity for a grievance hearing because HUD has made a due process determination and the lease termination is for criminal activity that threatens health, safety or right to peaceful enjoyment or for drug-related criminal activity, the notice of lease termination will state that the resident is not entitled to a grievance hearing on the termination. It will specify the judicial eviction procedure to be used by NHA for eviction of the resident, and state that HUD has determined that the eviction procedure provides the opportunity for a hearing in court that contains the basic elements of due process as defined in HUD regulations. The notice will also state whether the eviction is for a criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of NHA, or for a drug-related criminal activity on or off the premises.

- All notices of lease termination will include a statement of the protection against termination provided by VAWA for victims of domestic violence, dating violence, or stalking and the procedure for seeking such a protection as described in Chapter 2 of this ACOP. Any family member who claims that the cause for termination involves (a) criminal acts of physical violence against family members or others or (b) incidents of domestic violence, dating violence, or stalking of which a family member is the victim will be given the opportunity to provide documentation in accordance with the policies.

- Notice shall include a statement describing the right of any resident with a disability to meet with the manager and determine whether a Reasonable Accommodation could eliminate the need for the lease termination.

- Notices of lease termination may be served personally on an adult member of the resident family. If such attempt fails, the notice will be sent by first-class mail the same day. (Current procedure is to post on the apartment door)

Timing of the Notice

NHA will give written notice of lease termination as follows: **[24 CFR 966.4(l)(3)(i)]**

- A reasonable period of time considering the seriousness of the situation (but not to exceed 30 calendar days)

- If the individual whose lease is proposed for termination is a person with a disability, and the reason for termination is something other than criminal activity, the manager schedules a meeting before sending a notice of lease termination to determine whether a Reasonable Accommodation would permit the resident to be lease compliant.

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Notice of Termination Based on Citizenship Status

In cases where termination of tenancy is based on citizenship status, in addition to advising the family of the reasons their assistance is being terminated, the notice will also advise the family of any of the following that apply:

- The family's eligibility for proration of assistance,
- The criteria and procedures for obtaining relief under the provisions for preservation of families, the family's right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or a written explanation in support of the appeal, and
- The family's right to request an informal hearing with NHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal. **[24 CFR 5.514 (c) and (d)]**

Eviction

Eviction notice means a notice to vacate, or a complaint or other initial pleading used under state or local law to commence an eviction action. NHA will only evict the resident from the apartment by instituting a court action, unless the law of the jurisdiction permits eviction by administrative action, after a due process administrative hearing, and without a court determination of the rights and liabilities of the parties. **[24 CFR 966.4(l)(4) and 966.4(m)]**

When a family does not vacate the apartment after receipt of a termination notice, by the deadline given in the notice, NHA will follow state and local landlord-resident law in filing an eviction action with the local court that has jurisdiction in such cases.

If the eviction action is finalized in court and the family remains in occupancy beyond the deadline to vacate given by the court, NHA will seek the assistance of the court to remove the family from the premises as per state and local law.

Notification to Post Office

When NHA evicts an individual or family for criminal activity, including drug-related criminal activity, NHA must notify the local post office serving the dwelling apartment that the individual or family is no longer residing in the apartment. **[24CFR 966.4(l)(5)(iii)(B)]**

Disclosure of Criminal Records to Family

In conducting criminal records checks, when NHA uses the authority of 24 CFR 5.903 and 5.905 to obtain such information, certain protections will be afforded the resident before any adverse action is taken. In such cases if NHA obtains criminal records information from a state or local agency showing that a household member has been convicted of a crime, or is subject to a sex offender registration requirement, relevant to lease enforcement or eviction, NHA will notify the household of the proposed action and will provide the subject of the record and the resident a copy of such information, and an opportunity to dispute the accuracy and relevance of the information before an eviction or lease enforcement action is taken. **[24 CFR 5.903(f), 24 CFR 5.905(d) and 24 CFR 966.4(l)(5)(iv)]**

The family will be given 10 business days from the date of NHA notice, to dispute the accuracy and relevance of the information. If the family does not contact NHA to dispute the information within that 10 business day period, NHA will proceed with the termination action.

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Should the resident not exercise their right to dispute prior to any adverse action, the resident still has the right to dispute in the grievance hearing or court trial.

Recertification, Rent Payment and Rent Change When Eviction/Legal Action/Termination are Pending

NHA will not process recertifications or rent changes when evictions, legal actions and/or termination are pending for a household. NHA's acceptance of recertification documentation or processing of a rent change does not in any way waive NHA's rights to terminate or evict. Policy also post in ACOP chapter on Continued Occupancy.

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CHAPTER 18: INFORMAL HEARINGS

Overview

When NHA makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal hearing. The informal hearing process is different with regard to citizenship status.

Informal Hearing Process

NHA will only offer informal hearings to applicants for the purpose of disputing denials of admissions. **[24 CFR 960.208(a)]**

An applicant may request an informal hearing to discuss or present evidence regarding either or both of the following events:

- The applicant was rejected as ineligible for assistance because he/she:

    a) Was over the income limits for admission;
    b) Had, but refused to verify a social security number for a family member;
    c) Had no citizens or eligible immigrants in the applicant family;
    d) Did not pass the statutory criminal history requirements.

- The applicant was rejected because he/she failed to meet Authority's screening requirements because an adult applicant family member:

    a) Had verified poor past performance in meeting financial obligations, especially rent;
    b) Had a record of disturbing neighbors, destroying property, or living or housekeeping habits at prior residences that would adversely affect the health, safety or welfare of other residents, or cause damage to the apartment or development;
    c) Was involved in criminal activity that would adversely affect the health, safety or welfare of other residents;
    d) Had a record of eviction from housing or termination from residential programs (considering relevant circumstances);
    e) Could not verify ability and willingness to comply with the terms of the Authority lease;
    f) Misrepresented information related to eligibility, award of preference for admission, allowances, family composition or rent.

Notice of Denial

NHA will give an applicant prompt notice of a decision denying eligibility for admission. The notice will contain the following:

- A brief statement of the reason for NHA's decision;
- The specific grounds for the determination;
- The time frame the applicant has to request a Hearing in writing to discuss the determination;
- If the applicant is an individual with disabilities, they may inform Authority staff of this fact and request a Reasonable Accommodation.

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Applicant Response

The applicant request for an informal hearing must be received in writing within 10 business days from the date of the determination or it will not be considered by Authority staff.

Schedule of an Informal Hearing

When NHA receives a timely written request for an informal hearing, NHA will schedule an Informal Hearing and notify the applicant. NHA will notify the applicant of the Informal Hearing in writing, via US mail.

Informal Hearing Officer

NHA will provide an informal hearing before an impartial individual, other than a person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision

Conducting an Informal Hearing

- The applicant may present information about mitigating circumstances in an attempt to change NHA determination.
- The applicant will be provided an opportunity to present written or oral objection to NHA decision.
- All documents that resulted in the determination will be made available for review by the applicant.
- The family may be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.
- The family may arrange for an interpreter to attend the hearing at the family's expense.

Informal Hearing Decision

1. NHA will notify the applicant of NHA's final decision, including a brief statement of the reasons for the final decision.
2. The Hearing Officer will consider all evidence and explanations presented by the applicant and will make a final determination that the original determination to reject was correct or, based on explanations received and verified, change the original determination.
3. NHA will communicate the final decision in writing to the applicant within 14 calendar days of the date of the informal hearing.
4. The notice will state the basis for the decision.
5. This notice will be hand delivered or mailed to the applicant.
6. If the informal hearing decision overturns the denial, processing for admission will resume.
7. If the family fails to appear for the informal hearing, the denial of admission will stand.

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Reasonable Accommodation for Persons with Disabilities

Persons with disabilities may request Reasonable Accommodations to participate in an informal hearing process and NHA will consider such accommodations. NHA may also consider Reasonable Accommodation requests pertaining to the reasons for denial if related to the person's disability.

Informal Hearings with Regard to Non-Citizens

NHA will promptly notify applicants/residents of denial or termination of assistance for non-citizens. **[24 CFR 5.514(d)]**. NHA will notify the family of any of the following that apply:

1. That financial assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination of assistance.

2. The family may be eligible for proration of assistance.

3. In the case of a resident, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518].

4. That the family has a right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.

5. That the family has a right to request an informal hearing with NHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.

6. For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the informal hearing process.

United States Citizenship and Immigration Services Appeal Process

When NHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, NHA will notify the family of the results of the USCIS verification. The family will have 30 days from the date of the notification to request an appeal of the USCIS results. The request for appeal must be made by the family in writing directly to the USCIS. The family must provide NHA with a copy of the written request for appeal and proof of mailing. **[24 CFR 5.514(e)]**

1. NHA will notify the family in writing of the results of the USCIS secondary verification within 10 business days of receiving the results.

2. The family must provide NHA with a copy of the written request for appeal and proof of mailing within 10 business days of sending the request to the USCIS.

3. The family must forward to the designated USCIS office any additional documentation or written explanation in support of the appeal. This material must include a copy of the USCIS document verification request (used to process the secondary request) or such other form specified by the USCIS, and a letter indicating that the family is requesting an appeal of the USCIS immigration status verification results.

4. The USCIS will notify the family, with a copy to NHA, of its decision. When the USCIS notifies NHA of the decision, NHA will notify the family of its right to request an informal hearing.

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5. NHA will send written notice to the family of its right to request an informal hearing within 10 business days of receiving notice of the USCIS decision regarding the family's immigration status.

6. After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, an applicant family may request that NHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of NHA's notice of denial, or within 30 days of receipt of the USCIS appeal decision.

Informal Hearing Procedure for Residents

The informal hearing procedures for resident families whose tenancy is being terminated based on immigration status is the same as for any grievance under the grievance procedures for resident families.

Record Retention

NHA will retain for a minimum of 5 years the following documents that may have been submitted to NHA by the family, or provided to NHA as part of the USCIS appeal or NHA informal hearing process: **[24 CFR 5.514(h)]**

1. The application for assistance
2. The form completed by the family for income reexamination
3. Photocopies of any original documents, including original USCIS documents
4. The signed verification consent form
5. The USCIS verification results
6. The request for a USCIS appeal
7. The final USCIS determination
8. The request for an informal hearing
9. The final informal hearing decision
10. All documents and evidence that resulted in the original determination;
11. A copy of the notice of the original determination;;
12. A copy of the letter scheduling the hearing;

If the reason for rejection involved the criminal history of any family member, the criminal history will be shredded and replaced with a notice containing the outcome of the criminal record check.

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Repayment of Debt

When an action or inaction of a resident family results in the underpayment of rent or other amounts, NHA holds the family liable to pay any debt owed to NHA.

NHA will enter into repayment agreements in accordance with NHA policy as a means to recover amounts due to NHA. The term r*epayment agreement* refers to a formal document signed by a resident and provided to NHA in which a resident acknowledges a debt in a specific amount and agrees to repay the amount due at specific time periods.

When a family refuses to repay monies owed to NHA, NHA will utilize other available collection alternatives including, but not limited to, the following:

- Collection agencies
- Small claims court
- Civil law suit
- State income tax set-off program

Repayment Policy

Any amount due to NHA by a Public Housing family must be repaid. If the family is unable to repay the debt within 30 days, NHA will offer to enter into a repayment agreement in accordance with the policies and repayment agreement terms. If the family refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, NHA will terminate the family's tenancy in accordance with NHA's termination policies. NHA may also pursue other modes of collection.

Repayment Agreement Guidelines

1. Prior to the execution of a repayment agreement, the family must pay 50 percent of the balance owed to NHA.
2. NHA will not enter into repayment agreements for more than $2,500
3. The maximum term for any repayment agreement is 12 months
4. Payment Schedule

Initial Payment Due	Amount Owed	Maximum Term
50%	0-$500	3 - 6 Months
50%	$501-$1,000	6 - 12 Months
50%	$1,001-$2,500	12 Months

5. Execution of the Agreement; The head of household and spouse/co-head (if applicable) must sign the repayment agreement.

6. Due Dates; All payments are due by the close of business on the 5th day of the month. If the 5th does not fall on a business day, the due date is the close of business on the first business day after the 5th.

7. Non-Payment: If a payment is not received by the end of the business day on the date due, and prior approval for the missed payment has not been given by NHA, NHA will send the family a delinquency notice giving the family 10 business days to make the late payment. If the payment is not received by

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the due date of the delinquency notice, it will be considered a breach of the agreement and NHA will terminate tenancy in accordance with NHA's termination policies.

If a family receives four delinquency notices for unexcused late payments in a 12 month period, the repayment agreement will be considered in default, and NHA will terminate tenancy in accordance with NHA's termination policies.

8. No Offer of Repayment Agreement: NHA will not enter into a repayment agreement if there is already a repayment agreement in place with the family, or the amounts owed by the family exceed the Federal or State threshold for criminal prosecution.

Debt Due To Fraud

The definition of program fraud and abuse is a single act or pattern of actions that constitutes false statement, omission, or concealment of a substantive fact, made with intent to deceive or mislead.
Families, who owe money to NHA due to the family's failure to report increases in income due to fraud, will be required to repay in accordance with the guidelines for program fraud, set forth below.

Program Fraud

Families who owe money to NHA due to program fraud will be required to repay the amount in full within 90 days. Failure of the family to report accurate information for rent determination or eligibility to NHA is grounds for eviction.

If a family owes an amount, which equals or exceeds $ 2,500.00 as a result of program fraud, the case will be referred to the Inspector General. Where appropriate, NHA will refer the case for criminal prosecution.

Payment Procedures for Program Fraud

Families who commit program fraud will be subject to the following procedures:

- The maximum time period for a payment agreement will be 90 days.
- The family will be required to pre-pay l/2 of the amount owed prior to or upon execution of the payment agreement.
- To the extent possible, the amount of the monthly payment will be determined in accordance with the family's current income.

If the family's payment agreement is in arrears, NHA may take any or all of the following actions:

- Require the family to pay the balance in full immediately;
- Pursue civil collection of the balance due; or
- Terminate the tenancy.

Records Management

1. NHA will maintain applicant and participant files and information in accordance with the regulatory requirements.

2. All applicant and participant information will be kept in a secure location and access will be limited to authorized NHA staff.

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3. NHA staff will not discuss personal family information unless there is a business reason to do so. Inappropriate discussion of family information or improper disclosure of family information by staff will result in disciplinary action.

Upfront Income Verification Records Management

NHA ensures that all UIV/EIV data is protected in accordance with Federal laws, regardless of the media on which the data is recorded (e.g. electronic, paper). These requirements are contained in the HUD issued document, *Enterprise Income Verification (EIV) System, Security Procedures for Upfront Income Verification (UIV) Data*.

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Criminal Records Management

NHA may only disclose the criminal conviction records which NHA receives from a law enforcement agency to officers or employees of NHA, or to authorized representatives of NHA who have a job-related need to have access to the information. **[24 CFR 5.903(e)]**

NHA has an established system of records management that ensures that any criminal or sex offender records received by NHA from a law enforcement agency is maintained confidentially, not misused or improperly disseminated, and destroyed, once the purpose for which the record was requested has been accomplished, including expiration of the period for filing a challenge to NHA 's action without institution of a challenge or final disposition of any such litigation. **[24 CFR 5.903(g)]** This requirement does not apply to information that is public information, or is obtained by a PHA other than under **24 CFR 5.905.**

Medical/Disability Records Management

NHA will not inquire about the nature or extent of a person's disability. NHA will not inquire about a person's diagnosis or details of treatment for a disability or medical condition. If NHA receives a verification document that provides such information, NHA will place this information is a sealed envelope in the resident file.

Termination Records Management

1. A written record of every termination and/or eviction shall be maintained by NHA, and shall contain the following information:

    a. Name of resident, race and ethnicity, number and identification of apartment occupied;

    b. Date of the Notice of Lease Termination and any other state or local notices required, which may be on the same form and run concurrently;

    c. For lease terminations for criminal activity, a note in the file with the date, case number and source of information relating to the Notice of Arrest of Notice of the Incident

    d. For "for cause" lease terminations, copies of any occurrence reports, lease violation notices, or other appropriate documentation of the underlying facts surrounding the incident that is the subject of the eviction;

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e. Specific reason(s) for the Notice(s), with section of the lease violated, and other facts pertinent to the issuing of the Notice(s) described in detail;

f. Date and method of notifying resident; and

g. Summaries of any conferences held with resident including dates, names of conference participants and conclusions;

h. Copy of the served Termination Notice;

i. Copy of any agreed settlement orders;

j. Copy of any post-judgment agreements.

Reporting Requirements – Environmental Intervention Blood Lead Level

NHA will report the name and address of a child identified as having an environmental intervention blood lead level to the public health department. NHA will also report each known case of a child with an environmental intervention blood lead level to the HUD field office. **[24 CFR 35.1130(e)]**

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CHAPTER 20: PROGRAM INTEGRITY

Preventing Errors and Program Abuse

To ensure that NHA's program is administered effectively and according to the highest ethical and legal standards, NHA will employ a variety of techniques to ensure that both errors and intentional program abuse are rare. Error refers to an unintentional error or omission. Program abuse or fraud refers to a single act or pattern of actions that constitute a false statement, omission, or concealment of a substantial fact, made with the intent to deceive or mislead.

Investigating Errors and Program Abuse

1. NHA will review all referrals, specific allegations, complaints, and tips from any source including other agencies, companies, and individuals, to determine if they warrant investigation. In order for NHA to investigate, the allegation must contain at least one independently-verifiable item of information, such as the name of an employer or the name of an unauthorized household member.

2. NHA will investigate inconsistent information related to the family that is identified through file reviews and the verification process.

Consent to Release of Information

NHA may investigate possible instances of error or abuse using all available NHA and public records. If necessary, NHA will require applicant/resident families to give consent to the release of additional information. **[24 CFR 960.259]**

Analysis and Findings

NHA will base its evaluation on a preponderance of the evidence collected during its investigation.

Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence that as a whole shows that the fact sought to be proved is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

For each investigation NHA will determine (1) whether an error or program abuse has occurred, (2) whether any amount of money is owed to NHA, and (3) what corrective measures or penalties will be assessed.

Notice and Appeals

NHA will inform the relevant party in writing of its findings and remedies at the conclusion of the investigation. The notice will include:

- A description of the error or program abuse;
- The basis on which NHA determined the error or program abuses;
- The remedies to be employed, and:
- The family's right to appeal the results through an informal hearing or grievance hearing.

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Reimbursement

Whether the family is required to reimburse NHA or NHA is required to reimburse the family depends upon which party is responsible for the incorrect payment and whether the action taken was an error or program abuse.

NHA will not reimburse the family for any overpayment of rent when the overpayment is caused by the family.

Family Caused Errors and Program Abuse

An incorrect rent determination caused by a family generally would be the result of incorrect reporting of family composition, income, assets, or expenses, but also would include instances in which the family knowingly allows NHA to use incorrect information provided by a third party.

In the case of family-caused errors or program abuse, the family will be required to repay any amounts of rent underpaid. NHA may, but is not required to, offer the family a repayment agreement. If the family fails to repay the amount owed, NHA will terminate the family's lease in accordance with the policies.

NHA Caused Errors or Program Abuse

NHA-caused incorrect rental determinations include failing to correctly apply Public Housing rules regarding family composition, income, assets, and expenses, and errors in calculation.

1. The family is not required to repay an underpayment of rent if the error or program abuse is caused by NHA staff.

2. NHA will reimburse a family for any family overpayment of rent, regardless of whether the overpayment was the result of staff-caused error or staff program abuse.

Any of the following will be considered evidence of program abuse by NHA staff:

1. Failing to comply with any Public Housing program requirements for personal gain;

2. Failing to comply with any Public Housing program requirements as a result of a conflict of interest relationship with any applicant or resident;

3. Seeking or accepting anything of material value from applicants, residents, vendors, contractors, or other persons who provide services or materials to NHA;

4. Disclosing confidential or proprietary information to outside parties;

5. Gaining profit as a result of insider knowledge of NHA activities, policies, or practices;

6. Misappropriating or misusing Public Housing funds;

7. Destroying, concealing, removing, or inappropriately using any records related to the Public Housing program; and

8. Committing any other corrupt or criminal act in connection with any federal housing program.

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Criminal Prosecution

When NHA determines that program abuse by a family or NHA staff member has occurred and the amount of underpaid rent meets or exceeds the threshold for prosecution under local or state law, NHA will refer the matter to the appropriate entity for prosecution. When the amount of underpaid rent meets or exceeds the federal threshold, the case will also be referred to the HUD Office of Inspector General (OIG).

Other criminal violations related to the Public Housing program will be referred to the appropriate local, state, or federal entity.

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DEFINITIONS

1. Accessible dwelling units—when used with respect to the design, construction or alteration of an individual dwelling apartment, means that the apartment is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical disabilities. An apartment that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in **24 CFR § 8.32** (the Uniform Federal Accessibility Standards) is "accessible" within the meaning of this paragraph.
   When an individual dwelling apartment in an existing facility is being modified for use by a specific individual, the apartment will not be deemed accessible, even though it meets the standards that address the impairment of that individual, unless it also meets the UFAS standards.

2. Accessible Facility - means all or any portion of a facility other than an individual dwelling apartment used by individuals with physical disabilities. **24 CFR § 8.21 (c)**

3. Accessible Route - For persons with a mobility impairment, a continuous unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards. For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility. **24 CFR § 8.3**

4. Adaptability - Ability to change certain elements in a dwelling apartment to accommodate the needs of disabled and non-disabled persons; or ability to meet the needs of persons with different types & degrees of disability. **24CFR § 8.3**

5. Adult – An individual who is 18 years of age or older.

6. Alteration - any change in a facility or its permanent fixtures or equipment. It does not include: normal maintenance or repairs, re-roofing, interior decoration or changes to mechanical systems. **24 CFR § 8.3**

7. Applicant – an individual or a family that has applied for admission to housing.

8. Application Form – A full form that includes all the information that a PHA needs to determine family eligibility, type and size of the apartment needed, eligibility for preference, and rent (based upon the family's income and apartment selection)

9. Area of Operation - Jurisdiction of NHA as described in state law and NHA's Articles of Incorporation.

10. Assets - Assets means "cash (including checking accounts), stocks, bonds, savings, equity in real property, or the cash value of life insurance policies. Assets do not include the value of personal property such as furniture, automobiles and household effects or the value of business assets." See the definition of Net Family Assets, for assets used to compute annual income. **24 CFR § 5.603**

11. Auxiliary Aids - means services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in and enjoy the benefits of programs or activities. **24 CFR § 8.3**

12. Care attendant - a person that regularly visits the apartment of a NHA resident to provide supportive or medical services. Care attendants are not live-in aides, since they have their own place of residence (and if requested by NHA must demonstrate separate residence) and do not live in the Public Housing apartment. Care attendants have no rights of tenancy.

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13. Child - An individual below the age of 18 years unless the individual is an emancipated minor.

14. Citizen – Citizen (by birth or naturalization) or national of the United States. **24CFR § 5.504**

15. Co-head of household – One of two persons held responsible and accountable for the family.

16. Community Service Requirements – The performance of voluntary work or duties that benefit the public and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self responsibility in the community. Community service is not employment and may not include political activities. See NHA ***Procedure on Community Service*.**

17. Complaint – Any grievance presented in writing within 10 days of the action complained of to the NHA main office or to the management office of the development in which the resident resides. This may be done by the person, by an appropriate third party of the resident's choice in writing.. The grievance, signed by the complainant and filed by him or his representative. The complaint shall specify the particular ground upon which it is based, the action requested and request a hearing.

18. Complainant **–** Any residents whose grievance is presented to NHA

19. Covered Families for Welfare Benefits – Families who receive welfare assistance or other public assistance benefits (welfare benefits) from a state or other public agency (welfare agency) under a program for which federal, state or local law requires that a member of the family participate in an economic self sufficiency program as a condition for such assistance.

20. Covered Person – For the purposes of lease enforcement, covered person means a resident, any member of the resident's household, a guest or another person under the resident's control. **24 CFR § 5.500(a)**

21. Currently engaged in the illegal use of a drug means a person has engaged in the behavior, as determined by the CRC, recently enough to justify a reasonable belief that there is continuing illegal drug use by a household member [**24 CFR 960.205(b)(1)].** NHA defines currently engaged in as any use of illegal drugs during the past three years.

22. Dating Violence: Violence committed by a person: who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.

23. Dependent - A member of the household, other than head, spouse, sole member, foster child, or Live-in Aide, who is under 18 years of age, or 18 years of age or older and disabled, or a full-time student**. 24 CFR § 5.603**

24. Designated Family - means the category of family for whom NHA elects (subject to HUD approval) to designate a project (e.g. elderly family in a project designated for elderly families) in accordance with the 1992 Housing Act. **PL 96-120**

25. Designated housing (or designated project) - a project(s), or portion of a project(s) designated for elderly only or for disabled families only in accordance with **PL 96-106**.

26. Development – The whole of one or more residential structures, equipment, roads, walks, and parking lots that are covered by a single contract for federal financial assistance, or are treated as a whole for processing purposes, whether or not located on a common property. **24 CFR § 945.105**

27. Disability Assistance Expenses – Reasonable expenses that are anticipated during the period for which annual income is computed for attendant care or auxiliary apparatus for a disabled family

member that are incurred to permit an adult family member (including the person with disability) to be employed, provided that the expenses are not paid to a family member, reimbursed by an outside source, and exceed 3 percent of Annual Income.

28. Disabled Family - A family whose head, spouse or sole member is a person with disabilities. (Person with disabilities is defined later in this section.) The term includes two or more persons with disabilities living together, and one or more such persons living with one or more persons including live-in aides determined to be essential to the care and well-being of the person or persons with disabilities. A disabled family may include persons with disabilities who are elderly. **24 CFR § 5.403**

29. Displaced Person – A person who is displace by governmental action or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or formally recognized pursuant to federal disaster relief laws **24 CFR § 5.403** For purposes of redevelopment activities, a family may also be displaced as defined in the Uniform Relocation Act. Such families have been displaced if they have been required to permanently move from real property for the rehabilitation or demolition of such property. These families may be entitled to specified benefits under the Uniform Relocation Act. **49 CFR § 24.2**

30. Divestiture Income - Imputed income from assets, including business assets, disposed of by applicant or resident in the last two years at less than fair market value. (See the definition of Net Family Assets **24 CFR § 5.603 (3)** in this section.)

31. Domestic Violence: :Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitated with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

32. Drug – A controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802).

33. Drug-Related Criminal Activity – The illegal manufacture, sale, distribution, use or possession of a controlled substance with intent to manufacture, sell, distribute, or use the drug. **24 CFR § 960.204**

34. Due Process Determination - A determination by HUD that law of the jurisdiction requires that the resident must be given the opportunity for a hearing in a court which provides the basic elements of due process before eviction from the dwelling apartment.

35. Due Process Elements - an eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
    - Adequate notice to the resident of the grounds for terminating the tenancy and for eviction
    - Right of the resident to be represented by counsel
    - Opportunity for the resident to refute the evidence presented by NHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the resident may have

36. Economic Self-Sufficiency Program – Any program designed to encourage, assist, train, or facilitate the economic independence of HUD-assisted families or to provide work for such families. These programs include programs for job training, employment, counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant for work (including substance abuse or mental health treatment) or other work activities. **24 CFR § 5.603**

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37. Elderly Family - A family whose head or spouse (or sole member) is at least 62 years of age. It may include two or more elderly persons living together, and one or more such persons living with one or more persons, including live-in aides, determined to be essential to the care and well-being of the elderly person or persons. An elderly family may include elderly persons with disabilities and other family members who are not elderly. **24 CFR § 5.403**

38. Elderly Person - A person who is at least 62 years of age. **42 USC 1437a(b)(3)**

39. Eligible Immigration Status – For a non-citizen, verification of immigration status eligible for assisted housing consisting of a signed certification and the original copy of an acceptable INS document. **24 CFR § 5.508**

40. Eligibility Determination – A determination that examines income, family composition, social security numbers, citizenship or eligible immigration status and elements of criminal history. Families must meet the screening requirements in order to gain eligible status.

41. Emancipated Minor – A person under age 18 who does not live or intend to live with his/her parents, and who has been declared "emancipated" by a court of competent jurisdiction. An emancipated minor is eligible to be a head of household and sign a NHA lease.

42. Extremely Low Income Family – A Family whose Annual Income is equal to or less than 30% of Area Median Income, as published by HUD adjusted for family size.

43. Family - Two or more persons (with or without children) regularly living together, related by blood, marriage, adoption, guardianship or operation of law who will live together in NHA housing; **OR** two or more persons who are not so related, but are regularly living together, can verify shared income or resources who will live together in NHA housing.
    The term family also includes: Elderly family, Near elderly family, disabled family (Definition #15), displaced person, single person, the remaining member of a resident family, or a kinship care arrangement. Other persons, including members temporarily absent (e.g. a child temporarily placed in foster care or a student temporarily away at college), may be considered a part of the applicant family's household if they are living or will live regularly with the family**. 24 CFR §§ 5.403**
    Live-in Aides may also be considered part of the applicant family's household. However, live-in aides are not family members and have no rights as "remaining family members".
    Foster Care Arrangements include situations in which the family is caring for a foster adult, child or children in their home who have been placed there by a public child placement agency, or a foster adult or adults placed in the home by a public adult placement agency. These individuals are household members but are not family members and have no rights as "remaining family members".
    For purposes of continued occupancy: the term family also includes the remaining member of a resident family with the capacity to execute a lease.

44. Foster Adult – An adult (usually a person with disabilities) who is placed in someone's home by a governmental agency so the family can help with his/her care. Foster adults may be members of NHA households, but they have no rights as remaining family members. The income received by the family for the care of a Foster Adult is excluded from Annual Income.

45. Full-Time Student - A person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. Educational institution shall include but not be limited to: college, university, secondary school, vocational school or trade school **24 CFR 5.603**

46. Grievance – Any dispute which a resident may have with respect to an NHA action or failure to act in accordance with the individual resident's lease or NHA regulations which adversely affect the individual resident's rights, duties, welfare or status.

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47. Guest – For the purposes of resident selection and lease enforcement, a guest is a person temporarily staying in the apartment with the consent of the resident or other member of the household who has express or implied authority to so consent on behalf of the resident. **24CFR § 5.100 (8)**

48. Head of the Household - Head of the household means the family member (identified by the family) who is held responsible and accountable for the family.

49. Hearing Officer – A person/panel selected in accordance with HUD regulations to hear grievances and render a decision with respect thereto

50. Hearing Panel – a panel selected in accordance with 24 CFR 966.55 to hear grievances and render a decision with respect thereto.

51. Household – The family and NHA approved live-n aide. The term household also includes foster children and/or foster adults that have been approved to reside in the apartment (HUD-50058, Instruction Booklet, p.65)

52. Immediate Family Member: a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

53. Imputed Welfare Income – The amount of Annual Income by which a resident's welfare grant has been reduced because of welfare fraud or failure to comply with economic self sufficiency requirements that is, nonetheless, included in Annual Income for determining rent. **24 CFR § 5.615(b)**

54. Individual with Disabilities, Section 504 definition **24 CFR § 8.3**
Section 504 definitions of Individual with Handicaps and Qualified Individual with disabilities are not the definitions used to determine program eligibility. Instead, use the definition of person with disabilities as defined later in this section. Note: the Section 504, Fair Housing, and Americans with Disabilities Act (ADA) definitions are similar. ADA uses the term "individual with a disability". Individual with disabilities means any person who has:
    a. A physical or mental impairment that:
    substantially limits one or more major life activities;
    has a record of such an impairment; or
    is regarded as having such an impairment.
    b. For purposes of housing programs, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.
    c. Definitional elements:
    "physical or mental impairment" means any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or
    Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.
    "Major life activities" means functions such as caring for one 's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

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"Has a record of such an impairment" means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.
"Is regarded as having an impairment" means has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation; or
Has a physical or mental impairment that substantially limits one or more major life activities only as result of the attitudes of others toward such impairment; or
Has none of the impairments defined in this section but is treated by a recipient as having such an impairment.
NOTE: A person would be covered under the first item if NHA refused to serve the person because of a perceived impairment and thus "treats" the person in accordance with this perception. The last two items cover persons who are denied the services or benefits of NHA's housing program because of myths, fears, and stereotypes associated with the disability or perceived disability.

d. The 504 definition of disability does not include homosexuality, bisexuality, or transvestitism. Note: These characteristics do not disqualify an otherwise disabled applicant/resident from being covered.

The 504 definition of individual with disabilities is a civil rights definition. To be considered for admission to Public Housing a person must meet the program definition of person with disabilities found in this section.

55. Kinship care - an arrangement in which a relative or non-relative becomes the primary caregiver for a child or children but is not the biological parent of the child or children. The primary caregiver need not have legal custody of such child or children to be a kinship caregiver under this definition. (Definition provided by the Kinship Care Project, National Association for Public Interest Law) The primary caregiver must be able to document Kinship care, which is usually accomplished through school or medical records.

56. Live-in Aide - A person who resides with an elderly person(s), near elderly person(s) or person(s) with disabilities and who: (a) is determined by NHA to be essential to the care and well being of the person(s); (b) is not obligated to support the family member; and (c) would not be living in the apartment except to provide the necessary supportive services **24 CFR 5.403**

57. Low-Income Household - A family whose annual income does not exceed 80 percent of the median income for the area as determined by HUD with adjusted for smaller family size. **42 USC 1437a(b)**

58. Medical Expense Allowance - For purposes of calculating adjusted income for elderly or disabled families only, medical expenses mean the medical expense not compensated for or covered by insurance in excess of 3% of Annual Income. **24 CFR § 5.603**

59. Minor - A minor is a person less than 18 years of age. An unborn child will not be considered as a minor. (See definition of dependent.) Some minors are permitted to execute contracts, provided a court declares them "emancipated".

60. Mixed Family – a family with both citizen or eligible immigrant members and members that are neither citizens nor eligible immigrants. Such a family will be charged a pro-rated rent. **24 CFR § 5.504**

61. Mixed Population Project - means a Public Housing project for elderly and disabled families. NHA is not required to designate this type of project.

62. Multifamily housing project - For purposes of Section 504, means a project containing five or more dwelling units. **24 CFR § 8.3**

63. National – A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession. **24 CFR § 5.504**

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64. Near-elderly family - means a family whose head, spouse, or sole member is a near-elderly person who may be a person with a disability. The term includes two or more near-elderly persons living together, and one or more such persons living with one or more persons who are determined to be essential to the care or well-being of the near-elderly person or persons. A near-elderly family may include other family members who are not near-elderly. **24 CFR § 5.403**

65. Near-elderly person - means a person who is at least 50 years of age but below 62, who may be a person with a disability **42 USC 1437a(b)(3)**

66. Net Family Assets - The net cash value, after deducting reasonable costs that would be incurred in disposing of: **24 CFR § 5.603**
    a. Real property (land, houses, mobile homes)
    b. Savings (CDs, IRA or KEOGH accounts, checking and savings accounts, precious metals)
    c. Cash value of whole life insurance policies
    d. Stocks and bonds (mutual funds, corporate bonds, savings bonds)
    e. Other forms of capital investments (business equipment)

    Net cash value is determined by subtracting the reasonable costs likely to be incurred in selling or disposing of an asset from the market value of the asset. Examples of such costs are: brokerage or legal fees, settlement costs for real property, or penalties for withdrawing saving funds before maturity.

    Net Family assets also include the amount in excess of any consideration received for assets disposed of by an applicant or resident for less than fair market value during the two years preceding the date of the initial certification or reexamination. This does not apply to assets transferred as the result of a foreclosure or bankruptcy sale.

    In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be less than fair market value if the applicant or resident receives important considerations not measurable in dollar terms

67. Other Person Under the Resident's Control - for the purposes of resident selection and lease enforcement means that the person, although not staying as a guest in the apartment is, or was at the time of the activity in question, on the premises because of an invitation from the resident or other member of the household who has express or implied authority to so consent on behalf of the resident. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not "under the resident's control". **24CFR § 5.100 (8)**

68. Person with disabilities[1] **42 USC 1437a(b)(3)** means a person[2] who —
    a. Has a disability as defined in Section 223 of the Social Security Act **42 USC 423 ;** or,
    b. Has a physical or mental impairment that:
       Is expected to be of long continued and indefinite duration;
       Substantially impedes his/her ability to live independently; and,
       Is of such nature that such disability could be improved by more suitable housing conditions; or,
    c. Has a developmental disability as defined in Section 102 (5) (b) of the Developmental Disabilities Assistance and Bill of Rights Act 42 USC 6001 (5).

69. Portion of Development - includes, one or more buildings in a multi-building project; one or more floors of a development or developments; a certain number of dwelling units in a development or developments. **24CFR § 945.105**

[1] NOTE: this is the program definition for Public Housing. The 504 definition does not supersede this definition for eligibility or admission. **24 CFR 8.4 (c) (2)**

[2] A person with disabilities may be a child

70. Pre-Application – typically includes only the information necessary to place an applicant in the right location on the applicable waiting sub-list. Such information would include family size, income amount and sources, disability related features needed and qualification for preference.

71. Premises – The building or complex or development in which the public or assisted housing dwelling apartment is located, including common areas and grounds.

72. Preponderance of the Evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence that as a whole shows that the fact sought to be proved is more probable than not. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

73. Refusal of Housing – An applicant's choice not to accept a NHA offer of housing without good cause.

74. Rejection for Housing – NHA's determination not to accept an applicant either because of ineligibility or failing applicant screening.

75. Repayment Agreement - A formal document signed by a resident and provided to NHA in which a resident acknowledges a debt in a specific amount and agrees to repay the amount due at specific time periods.

76. Resident – The adult person (or persons) (other than a live-in aide) who reside in the apartment, and who executed the lease with NHA as lessee of the dwelling unit, or if no such person now resides in the unit, who resides in the unit, and who is the remaining head of household of the resident family residing in the dwelling unit.

77. Qualified Individual with Disabilities, Section 504 - means an individual with disabilities who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that NHA can demonstrate would result in a fundamental alteration in its nature.
    a. Essential eligibility requirements include: …stated eligibility requirements such as income as well as other explicit or implicit requirements inherent in the nature of the program or activity, such as requirements that an occupant of multifamily housing be capable of meeting the recipient's selection criteria and be capable of complying with all obligations of occupancy with or without supportive services provided by persons other that NHA.
    b. For example, a chronically mentally ill person whose particular condition poses a significant risk of substantial interference with the safety or enjoyment of others or with his or her own health or safety in the absence of necessary supportive services may be "qualified" for occupancy in a project where such supportive services are provided by NHA as a part of the assisted program. The person may not be 'qualified' for a project lacking such services. **24 CFR § 8.3**

78. Service Provider - a person or organization qualified and experienced in the provision of supportive services, that is in compliance with applicable licensing requirements imposed by state or local law for the type of service to be provided. The service provider may be either a for-profit or a non-profit entity.

79. Single Person - A person who is not an elderly person, a person with disabilities, a displaced person, or the remaining member of a resident family.

80. Spouse - Spouse means the husband or wife of the head of the household as designated by the family.

81. Stalking: to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to

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cause substantial emotional harm to (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person**.**

82. Resident Rent - The amount payable monthly by the Family as rent to NHA. If all utilities (except telephone) and other essential housing services are supplied by NHA, Resident Rent equals Total tenant payment. If the family has chosen income-based rent and some or all utilities (except telephone) and other essential housing services are not supplied by NHA, the cost thereof is not included in the amount paid as rent, and Resident Rent equals Total tenant payment less the Utility Allowance **24 CFR § 5.6.**

83. Total tenant payment (TTP) - The TTP, used to determine income-based rent, is calculated using the following formula:
    The greater of 30% of the monthly Adjusted Income (as defined in these policies) or 10% of the monthly Annual Income (as defined in these policies), but never less than the Minimum Rent. If the Resident pays utilities directly to the utility supplier, the amount of the Utility Allowance is deducted from the TTP. **24 CFR §5.6** See definition for Resident Rent

84. Uniform Federal Accessibility Standards - Standards for the design, construction, and alteration of publicly owned residential structures to insure that physically disabled persons will have ready access to and use of such structures. The standards are set forth in Appendix A to 24 CFR Part 40. See cross reference to UFAS in 504 regulations, **24 CFR § 8.32 (a).**

85. Utilities - Utilities means water, electricity, gas, other heating, refrigeration and cooking fuels, trash collection, and sewerage services. Telephone service is not included as a utility **24 CFR § 5.603(4)(1)(9)**

86. Upward Mobility Preference: An admissions preference granted when:
    a. A family can verify employment of an adult member:
       (i) Employment at the time of the offer — to receive this preference an applicant family must have at least one adult family member, employed at the time of NHA's offer of housing. Employment at the time of the offer must be for the 90 day period immediately prior to the offer of housing and provide a minimum of 20 hours of work per week for the family member claiming the preference.
       (ii) Employment periods may be interrupted, but to claim the preference, a family must have an employed family member prior to the actual offer of housing as described above.
       (iii) A family member that leaves a job will be asked to document the reasons for the termination. Someone who quits work after receiving benefit of the preference (as opposed to layoff, or taking a new job) will be considered to have misrepresented the facts to NHA and will have their lease terminated.
       (iv) The amount earned shall not be a factor in granting this local preference. This local preference shall also be available to a family if the head, spouse, or sole member is 62 or older, or is receiving social security disability, or SSI disability benefits, or any other payments based on the individual's inability to work. **24 CFR 960.206 (3)**
    b. A family can verify participation in an education or job training program or graduation from such a program in the 90 days before admission. This includes programs of job training, skills training or higher education accepted or mandated by the Temporary Assistance to Needy Families program;
       The family must notify NHA if it enters such a program while on the Waiting List and provide documentation of participation to NHA. NHA will not grant this preference if the family fails to provide notice. Notice and verification of the preference claim must be received prior to the offer of housing. To claim this preference applicants must be in good standing with respect to attendance and program rules.

87. Utility Reimbursement - Funds reimbursed to the utility company on the resident's behalf if the utility allowance exceeds the Total Tenant Payment. Families paying Flat Rent do not receive Utility Allowances and, consequently, will never qualify for utility reimbursements.

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88. Very Low-Income Family – A very low-income family has an Annual Income less than 50 percent of the median Annual Income for the area, adjusted for family size, as determined by HUD.

89. Violent Criminal Activity – Any criminal activity that has as one of its elements, the use or attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

90. Welfare Assistance– Welfare or other payments to families or individuals based on need, that are made under programs, separately or jointly, by federal, state or local governments.

91. Work Activities – As used in the HUD definitions at **24 CFR § 5.603** the term work activities means:

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EXHIBITS

EXHIBIT ONE

DEFINITION OF A PERSON WITH A DISABILITY UNDER SOCIAL SECURITY ACTS 216(i)(l) and SECTION 1416(excerpt) FOR PURPOSES OF EXEMPTION FROM COMMUNITY SERVICE

Social Security Act: 216(i)(1):

Except for purposes of sections 202(d), 202(e), 202(f), 223, and 225, the term "disability" means (A) inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or has lasted or can be expected to last for a continuous period of not less than 12 months, or (B) blindness; and the term "blindness" means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered for purposes of this paragraph as having a central visual acuity of 20/200 or less.

Section 1416 (excerpt):

SEC. 1416. *[42 U.S.C. 1382c]* (a)(1) For purposes of this title, the term "aged, blind, or disabled individual" means an individual who—

(A) is 65 years of age or older, is blind (as determined under paragraph (2)), or is disabled (as determined under paragraph (3)), and

(B)(i) is a resident of the United States, and is either (I) a citizen or (II) an alien lawfully admitted for permanent residence or otherwise permanently residing in the United States under color of law (including any alien who is lawfully present in the United States as a result of the application of the provisions of section 212(d)(5) of the Immigration and Nationality Act), or

(ii) is a child who is a citizen of the United States and, who is living with a parent of the child who is a member of the Armed Forces of the United States assigned to permanent duty ashore outside the United States.

(2) An individual shall be considered to be blind for purposes of this title if he has central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered for purposes of the first sentence of this subsection as having a central visual acuity of 20/200 or less. An individual shall also be considered to be blind for purposes of this title if he is blind as defined under a State plan approved under title X or XVI as in effect for October 1972 and received aid under such plan (on the basis of blindness) for December 1973, so long as he is continuously blind as so defined.

(3)(A) Except as provided in subparagraph (C), an individual shall be considered to be disabled for purposes of this title if he is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than twelve months.

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Proposed HCVP Administrative Plan (Attachment B)

SECTION 8 ADMINISTRATIVE PLAN

Of

The Newark (NJ) Housing Authority

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Prepared by:
Quadel Consulting Corporation
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INTRODUCTION

The purpose of the Administrative Plan is to establish policies for NHA's Section 8 Housing Choice Voucher Program and other housing programs administered by the Newark Housing Authority.

The Newark Housing Authority Board, upon recommendation by NHA, will approve changes to the Plan. NHA is responsible for complying with all subsequent changes in HUD regulations pertaining to the programs administered by NHA. If such changes conflict with this Plan, HUD regulations will have precedence.

The policies set forth in this Plan are based on current regulations in effect promulgated by the Department of Housing and Urban Development (HUD). If there are conflicts between this Plan and language in an owner's Housing Assistance Payments (HAP) contract, the language in the HAP contract will prevail. The following requirements are incorporated by reference into this Administrative Plan:

24 CFR 5 Definitions of Income, Income Limits, Rent, and Re-Certification of Family Income for the Section 8 Housing Assistance Payments Program and other Related Programs.

24 CFR 83 Mainstream Housing Choice Voucher Program

24 CFR 982 Section 8 Tenant-Based Assistance-Housing Choice Voucher Program.

24CFR 984 Section 8 Family Self-Sufficiency Program.

24 CFR 985 Section 8 Management Assessment Program.

This Plan is intended to establish local policies for the administration of the HCV program and should not be considered an exhaustive treatment of the procedures by which these policies will be implemented. NHA will implement standard operating procedures which may be referenced in this Administrative Plan.

I. Statement of Program Approach and Objectives

NHA administers the Housing Choice Voucher (HCV) Program and other affordable housing programs in the city of Newark, New Jersey. The primary objective of NHA's programs is to expand the affordable housing options available for low income households and provide these households with a variety of housing choices and opportunities.

II. Equal Opportunity and Nondiscrimination Policy

A. Fair Housing. NHA affirmatively furthers Fair Housing in the administration of the program by complying fully with all federal, state and local nondiscrimination laws and administers programs in accordance with the rules and regulations governing Fair Housing and Equal

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Opportunity in housing and employment. NHA does not discriminate against any applicant or participant because of race, color, creed, national or ethnic origin or ancestry, religion, sex, age, disability, source of income, marital status or presence of children in a household; nor will any criteria be applied, or information be considered, pertaining to attributes or behavior that may be imputed by some to a particular group or category. NHA does not deny to any family the opportunity to apply for housing (when the waiting list is open) or deny any eligible applicant the opportunity to lease a housing unit that meets program requirements.

NHA provides Voucher holders information on federal, state and local laws regarding housing discrimination and all remedies available. Such information will be made available as part of the briefing session, and all applicable Fair Housing Information and Discrimination complaint forms will be made part of the Voucher holders' packet. NHA will provide referrals and information to applicants and participants about local organizations that provide assistance in filing discrimination complaints.

B. Reasonable Accommodation. NHA is fully committed to providing reasonable accommodation to eligible disabled applicants and program participants and equal access to all NHA housing programs and services. Persons with disability may need a reasonable accommodation to take full advantage of the NHA housing programs and related services. When such accommodations are granted, they do not confer special treatment or advantage for the person with a disability; rather, they make the program accessible to them in a way that would otherwise not be possible. Requests for reasonable accommodation should be directed to NHA voucher program staff and will be processed according to all applicable guidelines. NHA will take steps to ensure that all applicants/participants are fully aware of the opportunity to request reasonable accommodation.

III. Description of Program

The Housing Choice Voucher program provides subsidies to low income persons and freedom of choice to enable them to rent affordable, decent, safe and sanitary housing in the private rental market. In order to receive assistance in a particular unit, the family, owner and unit must meet the requirements established by HUD regulation and those specified in this Plan.

IV. Other Programs

NHA also administers a Mainstream Housing Choice Voucher program and a Project-Based Voucher program. These programs are discussed later in this Plan.

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V. General Administration

A. Program Outreach

General

NHA will maintain a single waiting list for its Section 8 tenant-based assistance program. NHA may also maintain separate, site-based waiting lists for each property in its Project-Based Voucher program. Each waiting list must contain at a minimum the following information on each Applicant:

- Name
- Address
- Social Security Number
- Date of Birth
- Household Size
- Racial or ethnic designation
- Pre-Application or Client Control Number
- Any approved Preference or Priority
- Presence of disabled household member (s)

Outreach to Families

NHA reserves the right to open or close the waiting list based on the number of applicants on the waiting list. The waiting list will be closed when it is determined that there are not enough Housing Choice Voucher subsidies to assist all the applicants in a reasonable period of time. When NHA determines that additional applicants are needed, the waiting list will be opened and a public advertisement and notice will be posted.

To affirmatively further fair housing and reach people from all backgrounds and those applicants not otherwise likely to apply, NHA will advertise through a wide variety of sources including local and State newspapers, minority media, minority and civic clubs, places of worship, service agencies and broadcast media. An effort will also be made to notify elected officials, government agencies and other agencies which specifically address the needs of individuals with disabilities. NHA will monitor and evaluate outreach activities to ensure that the widest possible audience is reached.

All notices and advertisements announcing the opening of the waiting list will include:

- The dates the list will be open and the deadline for receipt;
- The office hours and location where applications are available and will be accepted;
- The availability of Housing Choice Vouchers;

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- Eligibility guidelines;
- Preferences and methodology for the selection of applicants; and
- Any limitations which may apply.

Outreach to Property Owners

Outreach to property owners will be conducted on an ongoing basis to develop interest in the program and to increase the number of units available in the City of Newark with particular focus on units located in low-poverty areas. NHA will notify and provide program information to local realtors, agents, apartment associations and any interested landlords. NHA staff will be available to make presentations about the Housing Choice Voucher Program to these groups. In addition, printed materials that describe the program requirements and opportunities for property owners will be made available. NHA maintains a list of interested property owners and units available for the Housing Choice Voucher Program through the New Jersey Housing Resource Center (www.njhousing.gov).

NHA will make a concerted effort to contact and encourage local property owners with units specially designed or adapted for persons with disabilities, and those who may be willing to adapt units, to participate in the program. Notices shall be sent to landlords presently participating, landlords that have participated in the past, local real estate agencies and to local social service agencies that specifically address the needs of persons with disability. Whenever a local property owner makes a unit available for the program, the New Jersey Housing Resource Center shall inquire as to whether the unit is accessible and the extent of accessibility.

B. Pre-application and Application

NHA will accept written pre-applications for the Housing Choice Voucher Program when the waiting list is open and according to the methods described in the advertisement. The waiting list will be open for a specified time-period which will also be listed on any advertisement or notification of the opening of the waiting list. When the waiting list is opened, completed pre-applications must be submitted to the Newark Housing Authority at a specifically identified post office box or address. NHA reserves the right to accept pre-applications electronically via the internet or other automated system as deemed appropriate. The date of application is the date the pre-application is postmarked or submitted electronically. Only those pre-applications received by the due date as indicated by a postmark or other appropriate electronic submission verification tool during the time-period specified by NHA will be accepted as eligible pre-applications.

~~If the applicant household meets the Income Limits, as established by HUD, and submits the appropriate documents and/or certifications required, the pre-application will be approved and the family placed on the waiting list.~~ The family will be required to submit a full application and documentation approximately 60 days prior to the availability of housing assistance to determine eligibility. All information on the full application will be verified by NHA.

NHA will not deny anyone the right to submit a pre-application when the waiting list is open. Reasonable accommodation will be made for interested, disabled applicants. All applicant

households will be offered the opportunity to apply for public housing, if the public housing waiting list is open and will be referred to the appropriate NHA staff.

C. Establishing the Waiting List

NHA will review all pre-applications submitted when the waiting list is open to determine whether the pre-application is complete. All pre-applications determined to be complete and submitted by persons who are not obviously ineligible, will be placed on the waiting list for assistance. Duplicate or incomplete pre-applications will be removed, so that each applicant has only one record on the waiting list.

Applicants who have not adequately or accurately completed pre-applications will not be placed on the waiting list. Applicants who submit pre-application forms after the closing date for submission will not be placed on the waiting list. Any applicant denied placement on the HCV waiting list will be sent a written notice explaining this and the reason why their pre-application was not accepted and their right to request an informal review.

Applicants determined eligible for placement on the waiting list will receive an acknowledgment letter stating that they have been determined eligible for the voucher program and placed on the waiting list. The letter will also advise applicants of their responsibility to notify NHA of any change in address or preference status. If any notice, preference query, update request, or an appointment letter to the applicant is returned as undeliverable for any reason, the applicant will be withdrawn from the waiting list. A final withdrawal letter will not be mailed.

Applicants withdrawn from the waiting list for failing to respond to any inquiry from NHA will be reinstated under limited circumstances as described in Section F of this Plan. If reinstatement does not occur, applicants withdrawn from the waiting list will need to re-apply during periods when pre-applications are being accepted. Reasonable accommodation may be granted if the failure to respond is verified by NHA to be related to disability.

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D. Determination of Eligibility

Eligibility Criteria

In order to receive housing assistance, the applicant must meet the following eligibility criteria:

1. Qualify as a Family defined as follows:

    a. Two or more persons, with or without children, regularly living together, related by blood, marriage, adoption, guardianship or operation of law who will live together; OR two or more persons who are not so related, but are regularly living together, who can verify shared income or resources for at least 6 months prior to applying for the HCV program.

    b. Elderly family, Near-Elderly Family, disabled family, single person, the remaining member of a tenant family (continued occupancy only), a foster care arrangement, or a kinship care arrangement (see Appendix 1-Definition of Terms). Other persons including members temporarily absent from the family (a child placed in foster care or a student away at college temporarily) may be considered part of the applicant family if they are living or will live regularly with the applicant family.

    c. Foster care arrangements include situations in which the family is caring for a foster adult, child or children in their home placed there by a public child placement or foster adult-placement agency.

    d. Live-in-Aides may be considered as part of an applicant's household, and are defined. as a person who resides with someone who is age 50 or older, disabled or handicapped and is determined by NHA to be:

        - Essential to the care and well-being of the person (s);
        - Not obligated for the support of the person (s); and
        - Would not be living in the unit except to provide necessary supportive service.

A live-in-aide does not qualify as the remaining member of a tenant family.

2. Provide Social Security Number or Certify To Not Having One

    Prior to admission, families are required to provide Social Security Numbers and documentation for all members age six (6) and older. Family members, who cannot provide a Social Security Number, must certify that they do not have one (Guardians or another adult must certify for children under the age of 18).

3. Income Targeting to Extremely Low Income Families

    In accordance with a law passed by Congress in 1998, beginning in FY1999 and in each NHA fiscal year thereafter, not less than 75% of new admissions to the Housing Choice

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Voucher Program must have incomes at or below 30 % of the median income for the Newark MSA at the time of admission. NHA will monitor the new admissions on a bi-annual basis to verify that this requirement is achieved and, if warranted, adjust the selection of new admissions to ensure compliance. In order to comply with the law, NHA may be required to skip over a higher income applicant on the waiting list in order to assist an applicant of extremely low income. If an applicant is skipped over, they will retain their original position on the waiting list and be the first applicant offered an opportunity for assistance after the extremely low-income targeting requirement has been met.

4. Income Limits

For the Housing Choice Voucher Program, at the time of admission, a family's annual income must not exceed the Very Low Income Limit published in the Federal Register for the Newark Metropolitan Statistical Area, unless the following limited circumstances apply:

- When a family qualifies as continuously assisted under the 1937 Housing Act. Families are considered to be continuously assisted if they were previously assisted in subsidized housing under the 1937 Housing Act within 90 days prior to issuance of a Voucher (e.g., in Public Housing);
- When a family is physically displaced by rental rehabilitation activity;
- When a non-purchasing household resides in a HOPE 1 (public and Indian homeownership) or HOPE 2 (multifamily homeownership) project;
- When a non-purchasing household resides in a HUD assisted multifamily project subject to a resident homeownership program under the Code of Federal Regulations Title 24 part 248.173; or
- When a family is displaced as a result of the prepayment of a mortgage or voluntary termination of a mortgage insurance contract.

5. Need for Assistance. Thirty percent (30%) of the family's monthly-adjusted income may not equal or exceed the Payment Standard for the unit size the family has been assigned by NHA using the subsidy standards described in this Plan.

6. Required Citizenship or Eligible Immigration Status. At least one member of an applicant family must have either citizenship or eligible immigration status. Every member of the applicant or tenant household must submit the required documentation. For family members claiming citizenship, the only requirement is to sign a declaration of citizenship. For family members claiming eligible immigration status, HUD requires that the family members sign a declaration of eligible immigration status and provide an original of the appropriate documentation. NHA will review the original document, copy it and retain a copy in the applicant/tenant file.

All adults in the household claiming eligible status must sign a verification consent form. The head of household must sign declarations on behalf of minors. NHA will then independently verify this status with DHS.

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7. Prior Debts to a PHA. No applicant or member of an applicant family can owe money to a PHA. NHA will check applicant names against the log of Section 8 reimbursement agreements and the NHA public housing accounts payable system and all other sources available to determine whether the applicant has past due funds to NHA or any other PHA. The application will be placed on an inactive status until the balance is paid in full.

8. Any member of the applicant household has committed fraud, bribery, or any other corruption in connections with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing applications or benefits derived there from.

9. If any adult member of the household refuses to sign any document or consent form required by NHA to determine eligibility and preference status or to perform appropriate applicant screening activities.

10. For income eligibility purposes, the income of a full or par-time student enrolled in an institution of higher learning AND the student's parents must be included when the student family member is:

    - Under 24 years of age;
    - Not a veteran;
    - Is not married; and
    - Does not have a dependent child

    Exceptions to this rule as outlined in 24 CFR 5 will be applied at the time income eligibility for the program is determined.

11. Criminal Background Checks and Denial of Assistance. NHA conducts a criminal background check for the last three years and for an extensive criminal history preceding consideration for admission on all adult family members 18 years of age and older. When an adult applicant has lived in Essex County for the past three years, the criminal background check will involve the New Jersey State Police. If any adult member of the applicant family has not resided in Essex County for the previous three years, NHA may require additional information including records from the police departments of the current locality of residence as well as the records of the National Crime Information Center (NCIC). If NCIC information is to be requested, the applicant will be required to provide a fingerprint for record access. All adult applicant family members are required to sign a release of information form for such criminal background checks.

    NHA will use, maintain, and destroy criminal records of applicants in accordance with NJ State law.

    NHA must deny admission and terminate assistance at any time under the following circumstances:

    a. Any household member has ever been convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of federally

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assisted housing. The premise is defined as the building or complex in which the dwelling unit is located, including common areas and grounds.

b. Any household member has been evicted for drug-related or violent criminal activity within the past three years from a federally assisted housing program.

c. Any household member is subject to a lifetime registration requirement under a State sex-offender registration program in the state where the housing is located and in other states where the household member is known to have lived.

d. NHA has reasonable cause to believe that a household member's use of illegal drugs or alcohol abuse may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity.

e. NHA has reasonable cause to believe that a household member has engaged, within the past three years, in any other criminal activity that may threaten the health or safety of the owner, property management staff or NHA employees or their contractors and agents.

NHA will use the date that the applicant completed any related sentence to evaluate eligibility. The applicant must have completed serving any related sentence, including applicable parole or probation period and not have an extensive criminal history, three years prior to admission.

In determining whether to deny or terminate assistance, NHA will take such action if the preponderance of evidence indicates that a family member has engaged in such activity, regardless of whether the family member has been arrested or convicted.

Extenuating circumstances, such as current or past participation in a rehabilitation program, will be considered before final withdrawal of the applicant or termination of assistance. If NHA uses a criminal record report as the basis to deny or terminate assistance, NHA will provide the applicant/tenant with a copy of the criminal record, if requested, and give the family an opportunity to dispute the record.

Eligibility Criteria-Mainstream Housing Choice Vouchers

Applicants for Mainstream Housing Choice vouchers must meet the same basic eligibility requirements for the Section 8 Housing Choice Voucher Program. The family must also qualify as disabled based on the requirements set forth in 24 CFR 83.

E. Selection from the Waiting List

Local Preferences. NHA will select from applicants currently on the waiting list through use of local preferences in ranking/priority order as follows:

- Head of Household, Spouse or Co-Head is living and/or working in the City of Newark Within this preference there are the following ranking preferences:

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- Families who are active, cooperative participants in a Witness Protection Program and who are in need of assistance to move and ensure continued protection, may be referred to NHA by either a federal or state law enforcement agency. NHA will require a certification from the local law enforcement agency that the family is a victim and/or witness of a violent crime and in a life-threatening situation. NHA will take all appropriate steps to maintain the confidentiality of each referral.
- Families who are active participants in the Essex County Family Drug Court (FDC) and affordable housing the only impediment to family reunification process. NHA will require certification from the FDC. The participant, if eligible, must sign an addendum to their housing choice voucher permitting continued monitoring by the FDC.
- Households receiving Temporary Rental Assistance from the Department of Welfare and are within six (6) months of the TRA expiring and who lack a fixed, regular adequate nighttime habitation, or their primary nighttime dwelling is one of the following:

– A supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters and transitional housing); or

– A public or private place not designed for, or ordinarily used as, a regular sleeping place for human beings. Verification requirements are as follows:

  - Submission of a Welfare Recipient Certificate of Homelessness fully completed by an appropriate source or the applicant's signed statement that he/she is currently a welfare recipient and lacks a fixed, regular and adequate nighttime residence; or his/her primary nighttime residence is supervised public or private shelter designed to provide temporary housing accommodations (i.e. welfare hotels, congregate shelters and transitional housing), a public or private place not designed or used as a regular sleeping place for human beings; OR

  - A third-party written verification from the public agency responsible for the administration of the Welfare program and public or private facility that provides shelter for homeless individuals, the local police department, or a social services agency, certifying the applicant's homeless status in accordance with the definition in this policy.

- All other living and/or working in the City of Newark.

- All other applicants.

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Waiting List Update

When NHA updates the waiting list, it will mail notices to all applicants on the waiting list requesting updated information and a statement requesting whether the applicant is still interested in NHA's voucher program. The applicant will be required to respond to the request for information within a specified time period. Applicants will also be offered the opportunity for an informal review if the family is withdrawn from the waiting list.

If the applicant fails to respond to NHA's request for update information, or, any notice, preference query, or appointment letter is returned to NHA as undeliverable, the applicant's name will be withdrawn from the waiting list. A final withdrawal letter will not be mailed.

It is the primary responsibility of each applicant to ensure that NHA has the most recent and current information in order to be contacted when either the applicant's name nears the top of the list or when NHA performs a waiting list update. Under limited circumstances, NHA will approve reinstatement of a withdrawn applicant for one of the following reasons:

- The applicant submitted a change of address to NHA prior to the notice being mailed by NHA and the information did not get updated in the waiting list database;
- During the time of any waiting list update or, at the time of notification for an interview, the applicant could not respond. For example, the applicant was incapacitated due to hospitalization;
- As a result of a data entry error, the NHA computer system incorrectly recorded the address of the applicant; and, therefore, the applicant was improperly withdrawn from the waiting list for failure to respond to a NHA notice; or
- The applicant is a person with a disability who requires an alternative form of communication other than one normally used by NHA, and the applicant informed NHA, in advance, of the proper means of communication, as required by regulations.

In order to be considered for reinstatement, applicants must provide documentation acceptable to NHA proving that they share no burden in the failure to respond to a waiting list update or notification for interview.

When NHA decides to update the Housing Choice Voucher waiting list, it will mail notices to the applicants on the waiting list requesting updated information. The intent of the mailing is also to determine whether the applicant is still interested in the Housing Choice Voucher Program. The applicant will be required to respond to the request for information within a specified time period. Each update notice will inform the applicant that, if they do not respond within the specified time period, the family will be withdrawn from the waiting list and will be given the opportunity for an informal review to dispute the withdrawal from the waiting list.

F. Special Admissions

Some applicant households will be admitted to the Housing Choice Voucher Program without being placed on the waiting list or without considering the applicant's current placement on the waiting list. This may occur when HUD funding has been awarded to NHA for a targeted group

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of households living in specified units or to assist in implementing local housing initiatives. These special admissions may include but are not limited to:

- Families displaced because of demolition or disposition of a public or Indian housing development;
- Families residing in a multifamily rental housing development when HUD sells, forecloses or demolishes the development;
- Housing covered by the Low Income Preservation and Resident Homeownership Act of 1990;
- Non-purchasing families residing in a development subject to a homeownership program;
- Families displaced because of a mortgage prepayment or voluntary termination of a mortgage insurance contract;
- Families residing in a development covered by a project-based Housing Choice Voucher HAP contract at or near the end of the HAP contract term;
- Non-purchasing families residing in a HOPE 1 or HOPE 2 development;
- Families determined eligible under the Family Unification Program (FUP).
- Families determined eligible for the Housing Opportunities for Persons with AIDS (HOPWA) Program.
- NHA public housing residents who are currently on one of the following public housing inter-program transfer lists shall be considered for special admissions limited to up 250 families per year:
  - Over-housed
  - Under-housed
  - Elderly
  - Family
  - Health/Medical
  - Safety/Emergency
  - Townhouse

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G. Family Choice of Housing and Housing Type

Generally, NHA does not offer special housing types as an option to Housing Choice Voucher families. However, NHA will not deny a family (with a disabled member) the right to use any of the following special types of housing in accordance with the program requirements: Single Room Occupancy; congregate housing; group home; shared housing or cooperative housing only if needed as a reasonable accommodation for persons with disabilities.

H. Eligibility and Verification

At the time of initial eligibility determination and re-certification, applicants and participants will be required to certify to all information they provide to NHA and to sign verification forms permitting the release of information from verifying agencies, including the Authorization to Release Information/Privacy Act Notice form which is a general release form. Documentation of all verifications will be placed in the applicant/participant file. Family income and assets and all factors related to eligibility must be verified, including preference for assistance as described in this Plan. Verifications must be completed before an applicant will be issued a Voucher.

NHA will rely primarily on Upfront Income Verification (UIV) tools and third party verification tools to verify income and other eligibility factors. This will include obtaining income data directly from electronic sources such as the HUD's Enterprise Income Verification (EIV) system.

To obtain other third-party verifications that may be required, NHA will mail or fax forms directly to the third party verification source and have them return the information back to NHA. Oral verification with the third party by phone will be obtained when efforts to obtain written verification have been unsuccessful. If third party verification is not possible, NHA will review documents brought in by applicants/current participants. If there are no documents, NHA may use a notarized applicant certification for verification.

In all cases, the highest level of verification, as outlined in HUD regulations, will be attempted before moving on to another verification method.

If the applicant fails to show for a scheduled interview, the applicant must contact the NHA to reschedule the interview within seven days. If the applicant misses two or more scheduled interviews, the NHA will remove the applicant from the waiting list. Reasonable accommodations will be made, upon written request and to the extent feasible, for persons with a disability or elderly persons.

I. Notification of Ineligibility

Ineligible families will be notified by mail and given the reason for the determination, with an opportunity to request an informal review within 10 working days of the date of the notice.

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J. Computation of Total Tenant Payment and Determination of Rent

Once verification is complete, NHA will compute Annual and Adjusted Income and Total Tenant Payment in accordance with 24 CFR Part 5.

Calculation of Total Tenant Payment, Family Share and Family Rent to Owner

Total Tenant Payment will be calculated using the greater of: a) 30% of the family's adjusted monthly income; b) 10% of the gross monthly family income; or c) the NHA minimum rent of $50. Family Share and Rent to Owner is calculated only after the family finds a unit, and is calculated as the difference between the lesser of the Payment Standard or Gross Rent for the unit and the family's Total Tenant Payment.

Minimum Rent

NHA has adopted a minimum rent for the program of $50. The minimum rent amount of $50 is used when applying the formula to calculate Total Tenant Payment.

Minimum Rent Hardship Exemption

NHA will grant an exemption from application of the minimum monthly rent to any family making a proper request, in writing that it is unable to pay the monthly minimum rent because of financial hardship, which includes:

- The family has lost eligibility for, or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationalization Act, who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- Family income has decreased because of changed circumstance, including loss of employment;
- A death in the family that affects the family circumstances; or
- Other circumstances as determined by NHA on a case-by-case basis.

If a family requests a hardship exemption, NHA will suspend the minimum rent charge and adjust the HAP payment effective on the first of the month following the change in the family's circumstances. The family must provide documentation of the hardship. NHA will determine if the hardship is temporary or long term.

If the hardship is determined to be temporary, the minimum rent will be suspended for a period of 180 days from the date of the family's request. At the end of the 180-day period, the minimum rent will be reinstated. If NHA determines that the hardship is long term, the exemption will be applied so long as the hardship continues. Hardship determinations are subject to NHA's informal hearing process.

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Determination of Rent

The Housing Choice Voucher subsidy is based on the established Payment Standard that reflects the cost to lease a unit in the area. If the gross rent (contract rent, plus utilities) is less than the Payment Standard, the family pays the Total Tenant Payment (TTP). If the gross rent exceeds the Payment Standard, the family pays the TTP plus the amount by which the gross rent exceeds the Payment Standard.

Once the unit is selected, the family's portion of the rent is calculated as the difference between the gross rent and the lesser of the Payment Standard for the voucher size issued, or the unit size selected by the family.

At admission or transfer to a new unit, families are prohibited from paying more than 40% of their monthly adjusted income for rent when the gross rent exceeds the payment standard.

Payment Standard

NHA payment standard of approximately 110% is based upon the HUD published Fair Market Rents for the Newark Metropolitan Statistical area. The Fair Market Rent published by HUD is based upon the 40th percentile of rents charged to recent movers (within prior two-year period) in the private rental market. NHA reviews payment standards annually, at the time new Fair Market Rents are published. NHA will revise the payment standards as necessary to ensure that families are able to find and lease a variety of units in a variety of neighborhoods with the maximum subsidy permitted by use of the payment standard in effect.

Additional Adjustments to the Payment Standard

NHA may annually review its payment standard to determine if an adjustment is needed for some or all units. In determining if an adjustment is appropriate, NHA will consider: assisted families' rent burdens, availability of suitable vacant units with rents below the payment standard, size and quality of units selected and/or the leasing success rate.

Utility Allowance

The utility allowance used is based on the actual size of the unit the family selects regardless of the size authorized on the family's Voucher. The Utility Allowance Schedule will be reviewed on an annual basis and adjusted as needed.

Any allowance for utilities will be deducted from the Total Tenant Payment to determine the Family Rent to Owner. Where the Utility Allowance exceeds the Total Tenant Payment, the tenant will pay $0 rent and the difference between the utility allowance and the Total Tenant Payment will be issued in the form of a check made payable to the head of household as a Utility Reimbursement towards utilities.

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Subsidy Standards

The following standards are used for assignment of the appropriate bedroom size on the Voucher.

NUMBER OF BEDROOMS	NUMBER OF PERSONS	
	Min	Max
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

The intent of HUD requirements is that the smallest appropriate bedroom size be assigned to participant families without overcrowding. However, as required by HUD, when determining unit size, NHA will attempt to meet HUD's intent and apply the following guidelines. As a general rule, two people are expected to share a bedroom. In addition, the local housing code allows two persons per bedroom as the standard for the smallest voucher a family may be assigned.

NHA will use the following standards as additional guidance in determining the appropriate bedroom size for any given family:

1. Adults of the opposite sex (other than spouses or cohabitants) and unrelated adults are not required to share a bedroom but may request to do so.

2. Minor children over the age of 5 are not required to share a bedroom with a household member of the opposite sex .

3. A family that consists of a pregnant female and no other family member will be treated as a two (2) person household.

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4. A minor child, who is temporarily away from the home because of placement in foster care, and is expected to return to the family within six (6) months, is considered a member of the family in determining the family unit size.

5. NHA will approve live-in aides to reside in the unit and may provide a separate bedroom as a reasonable accommodation for a family consisting of one or more elderly, near-elderly, or disabled family members However, NHA may deny or withdraw such approval at any time if the live-in aide: (1) commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program; (2) fails to pass a criminal background check for drug-related or violent criminal activity, or; (3) owes rent or other amounts to NHA or another PHA in connection with the Housing Choice Voucher Program or public housing assistance under the 1937 Act. Only one bedroom may~~will~~ be awarded for the live-in aide and any family members of the live-in aide.

6. NHA may assign a larger unit than permitted, using the above standards, if an individual with a handicap and/or a medical need requests a reasonable accommodation and provides documentation of need from a physician or other medical practitioner.

7. Families will not be required to use rooms other than bedrooms for sleeping purposes in the Voucher size determination.

Families may choose to rent larger or smaller units than listed on the Voucher as long as the rent reasonableness and Housing Quality Standards (HQS) requirements are met. However the subsidy will always be based upon the smallest of the size unit rented, or the unit size listed on the family's voucher.

HQS requirements permit a maximum of two persons per living or sleeping room in the units.

K. Housing Choice Voucher Issuance and Briefing

All eligible applicants (based on full and complete verification) are required to attend a briefing before a Voucher is issued. The briefings may be group or individual meetings. The Voucher will be issued during the briefing session.

Briefing Packet

Each family will receive a briefing packet containing, but not limited to, the following:

1. The term of the Voucher;

2. A description of NHA's policy on granting extensions or suspensions of term and how a family can request extensions;

3. Information on computing the Housing Assistance Payment;

4. Information on the Payment Standard and NHA's Utility Allowance Schedule;

5. How NHA determines the maximum rent for an assisted unit;

6. What the family should consider in deciding whether to lease a unit such as unit condition, reasonableness of rent, cost of tenant-paid utilities, whether the unit is energy efficient, and location of unit to public transportation, employment, schools and shopping;

7. Where the family may lease a unit using portability and how portability works;

8. HUD required tenancy addendum;

9. Request for Tenancy Approval and the process of obtaining an inspection;

10. NHA's policy on providing information to prospective landlords;

11. NHA's subsidy standards including any exception to these standards;

12. HUD brochure on selecting a unit;

13. Information on Upfront Income Verification (UIV) tools used to verify income;

14. HUD brochure, Protect Your Family From Lead in the Home;

15. Fair Housing Brochure and information (Form HUD-903) and a Discrimination Complaint Form (Form HUD-903a);

16. List of landlords or real estate agents who may be willing to lease a unit or may be able to help the family locate a unit;

17. Notice that if the family includes a disabled person, the family may request a current listing of accessible units, known to NHA, that may be available;

18. Family program obligations;

19. Grounds under which NHA may terminate the family's assistance;

20. Informal hearing and review process and how to request a hearing;

21. A Voucher showing the bedroom size; and

22. Other items as NHA may determine.

Briefing Session

The briefing will cover the information in the packet and discuss the following topics:

1. Family, Owner and NHA Responsibilities under the Lease and Contract

2. Expiration and Extension of the Voucher

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3. A description of the general location and characteristics of neighborhoods in Newark.

4. Tips on Where to Look for Housing

   Sources of information on available units (e.g., newspapers, community bulletin boards) should be obtained. NHA will also provide a list of owners who have indicated a willingness to participate in the Housing Choice Voucher Program. Families will also be advised to maintain contact with the Housing Choice Voucher staff.

5. Housing Quality Standards

   HQS, rent reasonableness and procedures for inspections will be addressed. Housing quality standards to be used are described in 24 CFR 982.401.

6. Encouragement to consider all neighborhoods within the City of Newark when searching for a unit. NHA will provide information on portability of the Voucher and its use to move out of areas of high poverty concentration.

7. Landlord-Tenant Laws and Federal, State and Local Fair Housing Laws

   The participants' fair housing rights and what to do if discrimination is encountered will be discussed. In cases where discrimination is suspected, NHA will advise and assist the family to file a discrimination complaint with the Department of Housing and Urban Development.

8. Assistance to Elderly and Individuals with Disabilities

   Additional assistance that is available for persons with disabilities or elderly households will be described. Housing Choice Voucher staff will provide as much assistance as possible and refer participants to social service agencies as needed.

9. Calculations/Explanation of Total Tenant Payment, HAP, Maximum Subsidy, Utility Allowances, and Utility Reimbursements

   The applicable Payment Standard and Utility Allowance will be discussed as well as calculation of Total Tenant Payment, Family Share, Family Rent to Owner, Housing Assistance Payment, Maximum Subsidy and Utility Reimbursement. Allowances will also be explained.

10. Information Provided to Prospective Landlords about Participants

L. Housing Choice Voucher Term and Extension Policy

Each Housing Choice Voucher recipient will be given an initial term of 60 days to look for a unit. Extensions, not to exceed a maximum additional period of 60 days, are permissible at the sole discretion of NHA.

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Extensions of search time will only be permitted for the following reasons:

- The family has a medical condition or handicap, which makes locating an accessible unit difficult;
- The family has three or more minors; ~~or~~
- The unit fails two consecutive HQS inspections; or
- There is evidence that a family has experienced discrimination due to their voucher holder status. The incident must be reported to local and federal officials and the family must obtain a written account of the discrimination. NHA will verify all requests for extensions under this category.

If a Voucher is about to expire, a family must submit a written request for an extension to NHA. The request must be submitted ~~no later than five days~~ prior to the expiration date. NHA will review the circumstances and determine whether an extension may be granted. NHA will provide to the family written documentation of any extension of search time.

In situations where a selected unit has been disapproved by NHA, through no fault or action of the family, NHA will automatically extend the term of the voucher for an additional 30 days.

If the family has not found a unit within the maximum term allotted, with any extensions, the Voucher will expire and the family will be removed from the waiting list unless there are documented extenuating circumstances that prevented the family to lease a unit in a timely manner. Families seeking another opportunity for assistance must reapply to the program when the waiting list is opened.

The NHA may terminate HCVP assistance if, in accordance with HUD requirements, the funding under the consolidated ACC is insufficient to support continued assistance for families in the Program. The NHA will terminate the families based upon the amount of subsidy required. Families with the highest income levels and the least need for HCVP subsidy will be terminated from the Program before families with lower income levels. Project-Based Vouchers will not be included in this process.

M. Information Provided to Prospective Landlords About Participants

NHA will inform all property owners interested in participating in the Housing Choice Voucher Program that tenant screening for payment and other lease compliance behavior is the responsibility of the owner not NHA. NHA encourages all owners to screen ALL prospective applicants carefully. Voucher program participants should be subject to the same level of screening as the owner conducts for non-assisted prospective tenants. Owners must be in compliance with state, federal, and local fair housing laws.

NHA will provide each applicant a statement of its policy on providing information to owners which will be included in the information packet given to families selected to participate in the program.

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N. Security Deposits

The property owner may collect a security deposit. The owner determines the amount of the deposit in accordance with local practices. NHA prohibits security deposits in excess of private market practice or in excess of amounts charged to unassisted tenants.

O. Portability

The portability feature allows a participating Voucher family to move from one jurisdiction to another with continued assistance. Voucher holders may move anywhere there is a Housing Agency that administers a tenant-based program. Families that are new admissions to the HCV program must meet the income eligibility requirements in the areas where the family initially leases a unit with assistance. Participant families must also meet the income eligibility requirements in the area to which the family plans to move. In this case, the family is considered "continuously assisted" and the Low Income Limit is used to determine eligibility. Families are informed of these requirements in the briefing session.

A family, in which the head, spouse or co-head of the family lives within the City of Newark on the date of application, is eligible for portability as long as they are compliant with program requirements. A family will be permitted to exercise the portability option only once in a twelve-month period. A non-resident family issued a voucher by NHA and moving into the City of Newark must live in the City for 12 months before being eligible for the portability provision.

If the PHA into whose jurisdiction the family moves cannot or will not absorb the porting family, the receiving PHA must bill NHA for the HAP payment and the approved percentage of the administrative fee.

A family requesting to move into NHA's jurisdiction with a voucher issued by another PHA will be absorbed into the program if there is sufficient budget authority. If budget authority is not available, NHA will administer the voucher for the originating PHA until budget authority is available. At this time the participant will be absorbed by NHA.

Per the requirements of the 2005 Violence Against Women Act (VAWA), a family may move under NHA's portability policy in violation of the lease if:

- The family has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking, and who reasonably believed he or she was imminently threatened if he or she remained in the assisted dwelling unit;
- The family has complied with all other obligations of the voucher program; and
- The only basis for denial of portability is that the family is violating the lease agreement.

The victim of the actual or threatened violence or stalking must complete the HUD Certification of Domestic Violence, Dating Violence or Stalking or provide documentation in lieu of the certification within 14 business days of receiving the written request for this certification from NHA. (See also Tenancy Protections for Victims of Abuse under the Violence Against Women

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Act (VAWA), under Section O, Lease Requirements and Contract Execution). If the family member has not provided the requested certification by the 14th business day or any extension of the date provided by NHA, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively "domestic violence") will apply.

Active, cooperative participants in a Witness Protection Program and who are in need of assistance to move and ensure their continued protection may also move under NHA's portability policy.

Families must notify NHA in writing when they want to move using the portability feature. When a family notifies NHA that it wants to move under the portability procedures, NHA will contact the receiving Housing Authority. NHA will confirm the following to the receiving PHA:

- The family is eligible for assistance, (i.e., meets the requirements of NHA); and
- A Voucher has been issued to the family.

NHA will always participate in assisting clients who wish to exercise portability. To the greatest extent possible, NHA will absorb Voucher holder families moving into its jurisdiction. NHA will administer assistance to such families on behalf of an initial PHA when the NHA program utilization rate is 100% or the cost of absorbing the contract is prohibitive within the HUD approved budget

NHA will encourage and request other PHAs to absorb families who move out of the City of Newark, but will fully cooperate if a PHA wishes to administer NHA assistance.

P. Requirements for Lease Submission and Unit Approval

Voucher holders must submit a fully completed and executed Request for Tenancy Approval (RTA) and a copy of the owner's proposed lease prior to Voucher expiration. Once this information is submitted, NHA will review the landlord lease, determine rent reasonableness, inspect the unit and approve of the owner. If a RTA is delivered or received on the expiration date, the RTA will be accepted and the unit scheduled for inspection. If the unit subsequently fails after two inspections, through no fault or action of the family, the voucher will automatically be extended for 30 days.

Landlord Lease

A lease between the owner and tenant shall be in a standard form used by the owner for other unassisted tenants. The initial lease term cannot be for less than one year. The terms and conditions of the lease shall be consistent with State and local laws.

Rent Reasonableness

Rent reasonableness will be determined for all new leases and rent increases. A reasonable rent to the owner is defined as a rent that is not more than rent charged for comparable units in the private, unassisted market and for comparable unassisted units. NHA will not approve a

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subsidized tenancy until a determination has been made that the initial rent to the owner is reasonable. The reasonableness of the rent requested by the owner will be determined by considering the following factors:

- Location;
- Quality;
- Size;
- Unit Type;
- Age of the Contract Unit;
- Amenities;
- Housing Services;
- Maintenance; and
- Utilities provided by the Owner in accordance with the Lease.

NHA maintains market survey information on rents for comparable, unassisted units in the area. Market survey information that is more than 24 months old is not used for determining rent reasonableness.

If NHA determines that the amount of rent requested by the owner is not reasonable, a reasonable rent will be computed, and NHA staff will tender a counter-offer to the owner. Failure by the owner to lower the rent will result in disapproval of the unit for the program. If the unit is disapproved through no fault or action on the part of the family, the voucher will automatically be extended for 30 days.

Inspection Standards

NHA adheres to Housing Quality Standards (HQS) standards as established in 24 CFR 982.401 to perform all required inspections. Interpretative guidance for HQS acceptability criteria is taken from Form HUD 52580-A dated 9/00 and the HUD Housing Inspection Manual.

Before any unit is approved for participation in the program, NHA requires compliance with HQS. Units must be inspected and pass HQS prior to approval of any lease, and at least annually thereafter. Inspections may also occur on other occasions, as warranted, such as in the case of a request for inspection by the owner or family.

Property owners/agents and a family member over the age of 18 ~~and families~~ are encouraged to be present during an inspection of their unit(s) by NHA. When ~~-~~two consecutively scheduled inspections occur and neither party is present it could result in termination from the Program.

If at the initial inspection there are defects or deficiencies, which must be corrected to make the unit decent, safe and sanitary, the owner, will be advised by NHA of the work required. NHA will give the owner 30 days to complete the work. Before a contract is executed or continued, any unit that fails must be re-inspected to ascertain whether the necessary work has been performed. The unit must be approved as compliant with HQS before execution of the HAP

contract. After the unit has passed the initial inspection, the NHA may limit the number of complaint inspections that may be conducted during a twelve-month period after three inspections.

Proof of Ownership/Identification

NHA will require all property owners who request to rent their units through the Section 8 program to provide proof of ownership, the property parcel identification number and a W-9 form. Acceptable forms of ownership documentation include a deed, property tax records and a HUD settlement statement (for transactions processed within the last 30 days of the date the HAP is to be executed). The owner must provide a minimum of one (1) document establishing ownership. NHA will compare the documentation provided by the property owner with information available for the City of Newark and other local government websites, when available. In cases where the owner has elected to utilize the services of a property management company or has otherwise designated an agent to act on his/her behalf, NHA will request a copy of the management or agent agreement, a statement from the owner identifying the individual/s authorized to execute HAP Contracts on his/her behalf in addition to proof of ownership documentation.

NHA may not enter into a Housing Assistance Payment contract for any property until ownership, and, if applicable, authorization to act on the owner(s) behalf, are clearly established. NHA reserves the right to request additional documentation as necessary.

Disapproval of Property Owner and/or Owner Participation

NHA will not approve a unit if the owner has a history or practice of failing to terminate tenancy in units assisted under Housing Choice Voucher or any other federally assisted housing program for activity by the tenant, any member of the tenant's household, a guest or another person under the control of any member of the household that:

1. Threatens the right to peaceful enjoyment of the premises by other residents;

2. Threatens the health or safety of other residents, of employees of the NHA, or of owner employees or other persons engaged in management of the housing;

3. Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or

4. Engages in drug-related or violent criminal activity.

NHA will also deny or terminate owner participation for one or more of the following reasons:

1. The owner is debarred, suspended or subject to a limited denial of participation by HUD or is under restriction by the City of Newark;

2. If directed by HUD because the Federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act;

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3. If directed by HUD because a court or administrative agency has determined that the owner has violated the Fair Housing Act.

4. Acts in collusion with a recently debarred or suspended owner for the purpose of circumventing the debarment or suspension.

NHA, at its discretion, may deny participation to an owner if any one of the following conditions exists:

1. The owner has violated obligations under any Housing Choice Voucher HAP contract under Section 8 of the 1937 Act (42 U.S.C. 1437f);

2. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;

3. The owner has engaged in drug-related criminal activity or any violent criminal activity.

4. The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs, or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other federal housing program;

5. The owner has a history or practice of renting units that fail to meet State or local housing codes;

6. The owner has not paid State or local real estate taxes, fines or assessments;

7. The owner threatens or is abusive towards NHA personnel; or

8. The owner(s) has not provided adequate proof of ownership.

The individual circumstances and seriousness of such conditions will be considered prior to disapproval of an owner.

If NHA determines that the owner and unit are acceptable, the assistance contract may be approved. If the unit cannot be approved, the owner and subsidy holder will be notified and provided with the reason and an opportunity to correct any deficiencies.

Property Owner or Landlord Suspension and Debarment

Property owners, landlords, and/or their designees, who commit fraud within the Section 8 program or knowingly violate the HAP Agreement may be suspended or debarred at the discretion of the Authority. It will be handled as an internal administrative matter of the Newark Housing Authority and may be reported to the Office of the Inspector General (OIG) and the Attorney General's Office for further legal action.

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Contracts or HAP agreements shall not be entered into or awarded to debarred or suspended owners or landlords. A debarment by the Authority shall be for a period of six (6) years. Suspensions may be issued for any period from one (1) to five (5) years.

If an owner, landlord or their designee, is determined by the Authority to have committed an act or action justifying the sanction of suspension or debarment, the landlord shall be advised in writing by regular and certified mail of the reason for the determination.

The Owner or Landlord will have fifteen (15) days from the date the notice is mailed to appeal the determination to the Executive Director in writing by certified mail. Upon receipt of said notice the Executive Director will schedule a hearing for the owner before the Section Eight Hearing Panel or other designated review panel

The panel or review committee will within 15 working days from the date the appeal is heard render an advisory decision in writing to the Executive Director or designee. The Executive Director may accept, reject or amend the decision of the Panel and will notify the Owner or Landlord within 10 days of his disposition of the matter. The Executive Director's disposition shall be final and binding upon the Agency and Owner.

Restriction on Renting to Relatives

Housing Choice Voucher recipients may not rent units which are owned by a close relative (defined as the parent, child, grandparent, grandchild, sister, or brother) of any member of the recipient's household. The exception to this rule is if the recipient household member has a disability and, renting from a close relative is determined to be a reasonable accommodation. This policy applies only to new admissions and transfers. The policy does not affect current participants who are leasing units from close relatives until they decide to move or unless the owner wishes to amend the lease or execute a new HAP Contract for the same unit. It also does not affect families at the time that their subsidy is converted to the Housing Choice Voucher so long as they remain in the same unit under the same lease agreement.

Q. Lease Requirements and Contract Execution

After the unit passes inspection and the Contract Rent is approved, NHA will confirm the family composition and income and allowances with the family. Changes will be re-verified. The owner and tenant will provide NHA with a copy of the signed Lease.

Grounds for Lease Termination

Federal regulations require that the lease include the following as grounds for lease termination:

1. Drug-related criminal activity or violent criminal activity: engaged in on or near the premises by any tenant, household member or guest; or, engaged in on the premises for any other person under the tenant's control;

2. Illegal drug use or a pattern of illegal use of a drug that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;

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3. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including property management staff residing on the premises) and by persons residing in the immediate vicinity of the premises;

4. When it is determined the tenant is fleeing to avoid prosecution or custody or confinement after conviction for a crime, or attempt to commit crime that is a felony under the laws of the state from which the individual flees; and

5. When the tenant is violating a condition of probation or parole imposed by Federal or state law; any member of the family household is subject to a lifetime registration requirement under a State sex offender registration program in the state where the housing is located.

Tenancy Protections for Victims of Abuse under the Violence Against Women Act (VAWA)

Per the requirements of the Violence Against Women and the Justice Department Reauthorization Act of 2005 (VAWA), and as incorporated into the HAP Contract and Tenancy Addendum, NHA and unit owners/managers shall not consider an incident or incidents of actual or threatened domestic violence, dating violence, or stalking as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse.

Criminal activity directly related to abuse, engaged in by a household member, guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights if a member of the tenant's immediate family is the victim or threatened victim of that abuse.

If an assisted household member engages in criminal acts of physical violence against family members or others, NHA may terminate assistance to the offending household member, or an owner/manager may 'bifurcate" a lease, or otherwise remove the household member from the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance for any individual who is a tenant or lawful occupant. These actions may be taken without penalizing the victim.

These statements do not limit the authority or ability of a unit owner/manager to evict, or NHA to terminate assistance to any tenant under program guidelines if either party can demonstrate an "actual and imminent threat" to other tenants or persons employed at or providing services to the property.

An assisted family may receive a voucher and move in violation of the lease under NHA's portability policy if the family has complied with all other obligations of the voucher program and moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking, and who reasonably believed he or she was imminently threatened if he or she remained in the assisted dwelling unit.

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NHA will request in writing that a family that seeks to move to another unit or prevent eviction, removal, termination of occupancy rights, or termination of assistance under a claim of abuse and complete the HUD Certification of Domestic Violence, Dating Violence or Stalking. The victim shall provide the name of the perpetrator on the form. In lieu of, or in addition to the form, a victim may provide to NHA:

- A Federal, State, tribal, territorial, or local police record or court record; and/or
- Documentation signed and attested to by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, or stalking has signed or attested to the documentation.

The victim of the actual or threatened violence or stalking must complete the HUD Certification of Domestic Violence, Dating Violence or Stalking within 14 business days of receiving the written request for the certification from NHA. If the family member has not provided the requested certification by the 14th business day or any extension of the date provided by NHA, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively "domestic violence") will apply.

All information provided by the victim to an NHA employee or unit owner/manager relating to an incident of domestic violence, including the fact that an individual is a victim of domestic violence, dating violence, or stalking, must be retained in confidence and neither entered into any shared database nor provided to any related party, except to the extent that the disclosure is:

- Requested or consented by the individual in writing;
- Required for use in an eviction proceeding or termination of assistance; or,
- Otherwise required by applicable law.

Family Obligations

The family shall be obliged under the terms of its Voucher subsidy to:

1. Supply such certification, release information or documentation as NHA determines to be necessary in the administration of the program, including information required by NHA for a regularly scheduled re-examination or interim re-examination of family income and composition or pursuant to a Quality Control Review or HUD Audit in accordance with HUD requirements.

2. Allow NHA to inspect the dwelling unit at reasonable times and after reasonable notice. The family must allow the owner/landlord access to make repairs.

3. Notify NHA, in writing at least sixty~~thirty~~ (6~~3~~0) days before vacating the dwelling unit as well as providing NHA with a copy of the notice to vacate the unit submitted to the owner.

4. Use the dwelling unit solely for residence by the family and as the family's principal place of residence; and shall not assign the lease or transfer the unit.

5. Not receive Section 8 tenant-based program housing assistance while residing in a unit owned by a parent, grandchild, sister, brother, or any member of the family, unless NHA has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

6. Avoid creating a breach of HQS by:

   - Failing to pay for utility bills in the head of household's name and/or to make Utility Reimbursement payments directly to the Utility Company on the family's behalf;
   - Not allowing the landlord/owner access to the unit to make repairs;
   - Failing to provide and maintain any appliances the owner is not required to provide; or
   - Damaging or allowing any family member or guest to damage the unit or common areas.

7. The family must also correct, within 24 hours, any life-threatening breach of HQS it has caused, and any other violations within the time frame specified by NHA.

8. The family and their guest(s) shall not:

   - Commit serious or repeated violations of the lease.
   - Own or have any interest in the dwelling unit. However, if the ownership entity is a cooperative, the family may be a member of the cooperative or enrolled in the NHA's Homeownership Program.
   - Commit any fraud, bribery or any other corrupt criminal act in connection with the Housing Choice Voucher Program;
   - Receive assistance (including each family member) under the Housing Choice Voucher Program while occupying, or receiving assistance for occupancy of, any other unit assisted under any Federal housing assistance program (including any Subsidy Program).
   - Engage in any drug-related criminal activity, violent criminal activity, or illegally possess weapons.
   - Engage in the use of illegal drugs or abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.

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- Not engage in or threaten abuse or violent behavior toward NHA personnel.

- Not damage the unit or premises (other than damages from ordinary wear and tear) or permit any guest to damage the unit or premises.

9. Report to NHA any absence of the entire household (circumstances in which all family members are absent and the unit has no occupants) of more than 30 days. At initial lease-up, and while preparing to move-in, NHA will allow the families to be absent from the unit up to a maximum of 30 days. Subsequent to move-in, NHA will permit absences of no more than 90 days, unless the participant can document a medical need.

   In no case may a participant be absent from a unit for more than 180 days. If the family leaves the household for more than 90 days for a reason other than medical need, the unit will not be considered the family's principal residence and the family shall be terminated from the program.

R. Information and Assistance

Program participants will be informed that NHA staff is available to discuss and assist with any program related issues. Participants will be instructed to contact owners directly to request needed maintenance or repairs; however, if the owner fails to respond within a reasonable period of time, the family should contact the NHA Inspections Department to schedule a complaint inspection.

S. Re-Certification of Household Composition, Income, Allowances and Rent

Annual Re-Certifications

NHA will re-certify the income, assets, expenses and family composition of all families at least annually. Approximately 120 days prior to the family's re-certification effective date, the family will be notified of the scheduled re-certification and/or the need to attend an interview. If the family is unable to attend the scheduled interview, another appointment will be scheduled. If the family fails to keep the second appointment, NHA may send the family a notice terminating assistance under the Housing Choice Voucher Program, effective on the family's re-examination effective date.

Move to a New Unit

Re-certification will be required when a family receives a new Housing Choice Voucher for the purpose of moving to a new unit to ensure that the re-certification cycle continues to parallel any new HAP contract anniversary date. Moves must be pre-approved and will not be granted more than once every 12 months unless an emergency is documented to the satisfaction of the NHA.

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Interim Re-Certifications

Rent and other charges shall remain in effect for the period between regularly scheduled re-certifications, except when:

- There is a change in the household composition. Any change in the household composition must be reported in writing within 30 days. If the change in household composition results in a reduced income for the household, the tenant's rent will be adjusted. Any new household members must be approved by NHA prior to the member moving into the assisted unit. In general the NHA will not permit the addition of an adult member to the household unless by spousal relation, for the addition of a live-in-aide, or due to an emergency situation in which the only adult member is unable to fulfill the responsibilities of the Head of Household. If the addition of a household member results in an increase in income, the tenant's rent will be adjusted accordingly.
- There is a decrease in family income. Once verified the change in family payment will be effective the first of the month following notification of decrease to NHA.

Decreases in the tenant's Total Tenant Payment will be effective the first day of the month following the month in which the change is reported; provided, the change was reported within 30 days. Increases will become effective on the first day of the second month following the date the change occurred.

Interim re-certifications do not affect regularly scheduled re-certification effective dates.

NHA ~~will~~may schedule special re-certifications every 180 days for families reporting zero ($0) income. Families reporting $0 income will be required to have all adult household members sign a certification of $0 income and a release allowing NHA to obtain a certified copy of any tax return submitted to the IRS by all adults residing in the household. Failure to comply with these re-examination requirements will be considered grounds for termination of assistance.

T. Contract Rent Increases

At all times during the assisted tenancy, the rent to the owner may not exceed the reasonable rent as most recently determined or revised by NHA.

NHA will reconsider the reasonableness of the rent under the following circumstances:

- Before any increase in the rent to the owner;
- If there is a 5 percent decrease in the published FMR in effect sixty (60) days before the contract anniversary (for the unit size rented by the family) as compared with the FMR in effect one year before the contract anniversary;
- To comply with the City of Newark rent control statute and state law governing tenancy;
- To expand housing opportunities to include tax credit and other affordable housing developments; or
- If directed by HUD.

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Rent increases may~~will~~ not be approved unless the rent is comparable and the unit is in decent, safe, and sanitary condition and the owner is in compliance with the terms of the HAP contract and lease.

The Contract Rent may not be increased during the initial term of the lease. After the initial term, owners may request an increase 60 days prior to the anniversary date and must provide written notice of any proposed increase to the family and to NHA in accordance with the lease and contract. The increase may~~will~~ not be approved unless the increased rent meets rent reasonableness requirements and the family agrees to the increase.

Families who wish to move because of the owner's rent increase will be required to give the owner proper notice and notify NHA at least 30 days in advance.

~~**U. Rent Abatement and Contract Terminations for HQS Violations**~~

~~***Non-Emergency HQS Inspections***~~

~~NHA will send the owner advance written notification, in accordance with the HAP contract, when NHA plans to abate payments. NHA will also notify the family of this action and apprise the family of its responsibility, based on applicable State or local law, for the payment of the tenant share of rent to the owner. When an owner fails to correct cited repairs within 30 days, housing assistance payments will be abated at the end of the month in which the failed re-inspection occurred, and will continue until such time when:~~

- ~~The owner corrects the deficiencies, in which case the housing assistance payments may be resumed as of that date. It is the owner's responsibility to notify NHA in writing that all required repairs have been made and that the unit is ready for re-inspection; or~~
- ~~The HAP contract expires or is terminated.~~

~~No retroactive payments will be made for the period during which the rent abatement occurred. When the deficiencies are corrected, however, pro-ration of the monthly HAP payment may be provided to the owner based on the date a NHA inspector certified the required work was completed.~~

~~NHA will terminate HAP contracts which are under abatement at the earlier of: a) the month the family living in the unit has moved, or b) two months after the last HAP payment was made.~~

~~***Emergency HQS Inspections***~~

~~In cases of owner or tenant failure to repair life-threatening conditions within the required 24-hour time period, HAP contracts will terminate the end of the month following expiration of a 30-day notice to terminate. Life-threatening conditions include, but are not limited to:~~

- ~~No heat between November 1 and April 1.~~
- ~~No electricity in the entire unit.~~

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~~•No running water.~~

~~•Natural gas leak or fumes from any fuel burning equipment.~~

~~•Major plumbing leaks or flooding (such as sewer backup or stoppage).~~

~~•Any electrical outlet, switch, stationary light fixture, fuse box or circuit breaker that smokes, sparks or short circuits, creating a fire hazard.~~

~~•Uninhabitable units due to fire, tornado, destroyed or vandalized property that prevents a tenant from using the bathroom or kitchen or from entering the dwelling unit.~~

~~•Any life threatening condition as determined by the inspector and approved by the inspection supervisor.~~

U~~V~~. Repayment Agreements

If a participant owes money to NHA, NHA may require the participant to enter into a repayment agreement or may require repayment on demand. If the participant does not comply with the repayment agreement, NHA may terminate the participant from the program, pursue civil collection, make referrals to the OIG and credit agencies. However, NHA will consider extenuating circumstances on a case-by-case basis.

Under a Repayment Agreement, the NHA will require a fifteen percent (15%) upfront payment as a good faith gesture ~~within 30 days of~~when signing the Agreement. The following payment schedule will then be in effect:

- Less than $2,500: must be paid in full within 60 days
- $2,500 - $4,999: must be paid in twelve (12) equal installments
- $5,000 - $10,000: must be paid in twenty-four (24) equal installments

Any amount owed that is in excess of $2,500 due to fraud will be reported to the HUD Office of Inspector General (OIG). Where appropriate, NHA will refer the case for criminal prosecution.

Failure to comply with the terms of the Repayment Agreement, including missed or late payments or if the NHA discovers additional unreported income, will result in termination of assistance.

If NHA determines that the family committed fraud or was grossly irresponsible, NHA may require the family to repay the entire amount in full and/or have its assistance terminated, since fraud or gross irresponsibility are considered a violation of a family obligation. (See Appendix 2: Fraud Prevention and Resolution Policy)

In no case does NHA have a responsibility to enter into a repayment agreement. If the family's assistance is terminated and repayment has not been made, the money will still be considered to be owed. When a family refuses to repay monies owed to NHA, NHA will utilize other available collection alternatives including, but not limited to, the following: Collection agencies Small claims court, Civil law suit, State income tax set-off program.

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VW. Family Moves

Moves Requested by Participant Family

A family is not permitted to move during the initial lease term. Thereafter, families may move no more frequently than once every twelve months.

A participant family, who wants to move, must vacate the unit in compliance with the lease (e.g. provide landlord with adequate notice). The family must provide NHA thirty (30) days written notice and a Request for Tenancy Approval in order to receive a Voucher to lease a new unit. NHA may opt to conduct a criminal background check of the members of the household who are 18 years of age and older prior to approving the issuance of a voucher to move. Provided all obligations have been met, the family will be issued a Voucher to lease a new unit.

The requirement to vacate the unit in compliance with the lease may be waived if a family requests a portability move due to actual or threatened domestic violence, dating violence or stalking. NHA will request in writing that tenants that seek to move under a claim of abuse complete the HUD Certification of Domestic Violence, Dating Violence or Stalking or provide other documentation in lieu of the form.

Moves Required by NHA

NHA may require participant families to move from one unit to another unit if the unit is overcrowded or the owner fails to comply with HQS requirements.

WX. Family Separations

In the case of a family separation or break-up, NHA has the discretion to decide which members of an assisted family will continue to receive the housing assistance. The factors to be considered may include: whether the assistance should remain with family members remaining in the original assisted unit; the interest of minor children or of ill, elderly or disabled family members; and whether family members are forced to leave the unit as a result of actual or threatened physical violence against family members by a spouse or other member of the household. NHA will not approve a transfer of the voucher from one head of household to another head of household if it constitutes a violation of waiting list and preference policies.

If a court determines the disposition of property between members of the assisted family in a divorce or separation under the settlement or judicial decree, NHA will follow the court's determination of which family members continue to receive assistance in the program.

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X. Rent Abatement and Contract Terminations for HQS Violations

Non-Emergency HQS Inspections

NHA will send the owner advance written notification, in accordance with the HAP contract, when NHA plans to abate payments. NHA will also notify the family of this action and apprise the family of its responsibility, based on applicable State or local law, for the payment of the tenant share of rent to the owner. When an owner fails to correct cited repairs within 30 days, housing assistance payments will be abated at the end of the month in which the failed re-inspection occurred, and will continue until such time when:

- The owner corrects the deficiencies, in which case the housing assistance payments may be resumed as of that date. It is the owner's responsibility to notify NHA in writing that all required repairs have been made and that the unit is ready for re-inspection; or
- The HAP contract expires or is terminated.

No retroactive payments will be made for the period during which the rent abatement occurred. When the deficiencies are corrected, however, pro-ration of the monthly HAP payment may be provided to the owner based on the date a NHA inspector certified the required work was completed.

NHA will terminate HAP contracts which are under abatement at the earlier of: a) the month the family living in the unit has moved, or b) two months after the last HAP payment was made.

Emergency HQS Inspections

In cases of owner or tenant failure to repair life-threatening conditions within the required 24-hour time period, HAP contracts will terminate the end of the month following expiration of a 30-day notice to terminate. Life-threatening conditions include, but are not limited to:

- No heat/inadequate heat levels between October 1 and April 1.
- No electricity in the entire unit.
- No running water.
- Natural gas leak or fumes from any fuel burning equipment.
- Major plumbing leaks or flooding (such as sewer backup or stoppage).
- Any electrical outlet, switch, stationary light fixture, fuse box or circuit breaker that smokes, sparks or short circuits, creating a fire hazard.
- Uninhabitable units due to fire, tornado, destroyed or vandalized property that prevents a tenant from using the bathroom or kitchen or from entering the dwelling unit.
- Any life threatening condition as determined by the inspector and approved by the inspection supervisor.

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Y. Evictions and Termination of Tenancy

Evictions

An owner may evict the resident from the unit only by instituting a court action. If a participant is evicted by the owner in a court action, the voucher is also terminated and cannot be used to lease another unit.

Per the requirements of the Violence Against Women and the Justice Department Reauthorization Act of 2005 (VAWA), unit owners/managers shall not consider an incident or incidents of actual or threatened domestic violence, dating violence, or stalking as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse.

Criminal activity directly related to abuse, engaged in by a household member, guest or other person under the tenant's control, shall not be cause for termination of tenancy or occupancy rights if a member of the tenant's immediate family is the victim or threatened victim of that abuse.

If an assisted household member engages in criminal acts of physical violence against family members or others, an owner/manager may 'bifurcate" a lease, or otherwise remove the household member from the lease, in order to evict, remove, or terminate occupancy rights for any individual who is a tenant or lawful occupant. These actions may be taken without penalizing the victim.

These statements do not limit the authority or ability of a unit owner/manager to evict any tenant under program guidelines if s/he can demonstrate an "actual and imminent threat" to other tenants or persons employed at or providing services to the property.

If the owner opts not to renew the Lease or to terminate the HAP contract for a business or economic reason (such as the sale of the property, renovation of the unit, desire to rent the unit at a higher rate or utilize the property for personal reasons) or if the HAP contract is to expire, the owner must give written notice to the family and NHA in accordance with the lease.

The owner must notify NHA in writing of the commencement of procedures for termination of tenancy at the same time that the owner gives notice to the resident under State and local law. The notice to NHA may be given by furnishing to NHA a copy of the notice to the tenant.

Termination by the Tenant

The tenant may terminate the lease without cause at any time after the initial term of the lease, according to the requirements stated in the lease, with written notice by the tenant to the owner (with a copy to NHA). The tenant may, however, only receive a Voucher to move if it has been at least 12 months since the last household move with assistance.

The requirement to vacate the unit in compliance with the lease may be waived if a family requests a portability move due to actual or threatened domestic violence, dating violence or

stalking. NHA will request in writing that tenants that seek to move under a claim of abuse complete the HUD Certification of Domestic Violence, Dating Violence or Stalking or provide other documentation in lieu of the form.

Z. Denials and Terminations

NHA Termination of the HAP Contract

NHA will terminate a current HAP contract or deny approval of a new HAP contract for the reasons listed below. In these cases, the HAP contract will terminate on the last day of the month following the month in which NHA provided the owner with notice.

NHA may terminate the HAP contract for any owner breach of contract, including the following:

1. HAP contract violation (such as not maintaining HQS);

2. Any fraud or bribery or other corrupt or criminal act in connection with Federal housing programs;

3. Has a history or practice of failing to terminate tenancy of tenants of assisted units for activity by the tenant, any member of the household, a guest or another person under the control of any member of the household that: (a) threatens the right to peaceful enjoyment of the premises by other residents; (b) threatens the health or safety of other residents, of employees of NHA, or of owner employees or other persons engaged in management of the housing; (c) threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the premises; or, (d) commits drug-related criminal activity or violent criminal activity.

4. Engaging in any drug-related criminal activity or any violent criminal activity; or

5. Any failure to comply with mortgage insurance/loan program regulations, or bribery or other corrupt or criminal act in connection with the program (Only for projects with mortgages insured or loans made from HUD).

The nature and extent of circumstances will be considered when such HAP contract terminations are proposed.

Denial or Termination of Assistance to Applicant/Participant Families

NHA must deny housing assistance to any applicant household:

1. Who does not meet any of the eligibility requirements outlined in this Plan;

2. Who has any household member who refuses to sign or submit consent forms;

3. Wherein the Total Tenant Payment is greater than the Payment Standard;

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4. Who has any household member who has been evicted from public housing within the past three years.

5. If NHA has ever terminated assistance to any household member under the Housing Choice Voucher Program.

6. Who has any household member who possesses illegal weapons.

NHA will deny or terminate housing assistance to any applicant or participant household who:

1. Violates program obligations, including compliance with HQS, or fails to attend two or more consecutively scheduled appointments.

2. Commits fraud in connection with this program or any other Federal housing assistance program. If NHA determines that the family committed willful and intentional fraud, NHA may require the family to repay any amount owed in full or the family's assistance may be terminated. NHA may, at its discretion, offer the applicant or participant the opportunity to enter into an agreement to repay the amounts owed to NHA or another PHA. If NHA elects to make such an offer, the agreement shall be on terms prescribed by NHA. NHA may, at any time, deny or terminate assistance for breach of such agreement.

3. Owes money to NHA or any other PHA in connection with the Housing Choice Voucher Program or the Public Housing Program, if an applicant; or owes money to NHA and breaches a reimbursement agreement, if a Housing Choice Voucher participant;

4. Has engaged in or threatened abusive or violent behavior toward NHA personnel;

5. Has $0 in housing assistance payments paid on the family's behalf for six months;

6. Is convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of federally assisted housing. The premise is defined as the building or complex in which the dwelling unit is located, including common areas and grounds.

7. Is subject to a lifetime registration requirement under a State sex-offender registration program in the state where the housing is located and in other states where the household is known to have lived.

8. Has any household member who possesses illegal weapons.

In deciding whether to deny or terminate assistance because of action or failure to act by members of the family, NHA will consider all of the circumstances of the case, including the seriousness of the case, the extent of participation or culpability of individual family members, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure.

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Per the 2005 Violence against Women Act, the following tenancy protections have been instituted for victims of actual or threatened domestic violence or stalking:

- Incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be "serious or repeated" violations of the lease or other "good cause" to terminate the assistance of victims of abuse.
- Criminal activity directly related to abuse, engaged in by a household member, guest or other person under the tenant's control, shall not be cause for termination of assistance if a member of the tenant's immediate family is the victim or threatened victim of that abuse.
- If an assisted household member engages in criminal acts of physical violence against family members or others, NHA may terminate assistance to the offending household member in order to terminate assistance for any individual who is a tenant or lawful occupant. These actions may be taken without penalizing the victim.
- These protections will only be accorded to participants that complete the HUD Certification of Domestic Violence, Dating Violence or Stalking or provide other documentation in lieu of the form within specified timeframes.
- These statements do not limit the authority or ability of NHA to terminate assistance to any tenant under program guidelines if either NHA or the unit owner/manager can demonstrate an "actual and imminent threat" to other tenants or persons employed at or providing services to the property.

Families must report any absence of the entire household (circumstances in which all family members are absent and the unit has no occupants) of more than 30 days to NHA. At initial lease-up, and while preparing to move-in, NHA will allow the families to be absent from the unit up to a maximum of 30 days. Subsequent to move-in, NHA will permit absences of no more than 90 days, unless the participant can document a medical need.

In no case may a participant be absent from a unit for more than 180 days. If the family leaves the household for more than 90 days for a reason other than medical need, the unit will not be considered the family's principal residence and the family shall be terminated from the program.

AA. Informal Reviews and Hearings

Informal Reviews of Procedural Compliance

To request an informal review of NHA's decision to deny assistance, an applicant for participation in the Housing Choice Voucher Program must submit a request for a review. The request must be submitted in writing, within 10 business days from the date of NHA's initial notice of determination. NHA shall give an applicant an opportunity for an informal review of a decision denying the applicant for one of the following reasons:

- Placement on NHA's waiting list;
- Issuance of a Voucher;
- Participation in the program; or

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- Any type of preference.

Informal reviews will not be granted to applicants who dispute the following actions:

1. The number of bedrooms entered on the Voucher;

2. A determination that a unit does not meet or comply with Housing Quality Standards;

3. A decision not to approve a request for an extension of the term of the Voucher; or

4. General policy issues or class grievances.

The informal review shall be conducted by a staff member(s) designated by NHA, other than a person who made or approved the decision, or a subordinate of such person.

Waiting List Update Written Informal Review

Written informal reviews will be conducted for an applicant who is notified of withdrawal from the waiting list due to failure to provide complete information or failure to provide information within a specified timeframe during a waiting list update.

-These applicants will be required to fully state their objection to their withdrawal in writing instead of attending an in-person review, so that the NHA is able to more quickly process the requests. Exceptions to this policy may be granted at the Program Director's discretion for applicants who are elderly or disabled as per HUD regulations under 24 CFR 982.554(b)2. If the applicant is not satisfied with the outcome of the written informal review they may request a face to face informal review.

NHA shall give the applicant prompt written notification of the result of the review. The notification shall:

- Be given personally to the applicant or member of the family or sent by first class mail to the last known address; and
- Give a brief statement of the reason(s) for the decision.

Informal Hearings

To request an informal hearing, the participant in the Housing Choice Voucher Program must submit a request, in writing, within ten (10) business days from the date of NHA's notice of adverse action. NHA shall give the participant an opportunity for an informal hearing to consider whether decisions relating to the individual circumstances of the participant are in accordance with law, HUD regulations and NHA rules in the following situations:

- A determination of the amount of Total Tenant Payment, Family Share, Family Rent to Owner, or Payment Standard (This requirement does not apply to utility allowance schedules).
- A decision to deny or terminate assistance on behalf of the participant;

- A determination that a participant family is residing in an overcrowded dwelling unit;
- In the case of a participant who wants to move to another dwelling unit, a determination of the number of bedrooms to be entered on a Voucher; and
- A decision to delay, terminate or deny assistance because of ineligible immigration status (this applies to both applicants and participants).

An informal hearing **will not** be granted to participants to review:

- General policy issues or class grievances;
- How NHA established its utility allowance schedule;
- A determination that:
  - a unit does not comply with Housing Quality Standards,
  - that the owner has failed to provide decent, safe and sanitary housing, or
  - that the unit is not decent, safe and sanitary because of an increase in family size or change in composition; or
- A decision by NHA to exercise any remedy against an owner.

The informal hearing for participants shall be conducted in accordance with the following procedures:

1. NHA shall appoint a hearing officer to conduct the hearing, other than the person who made or approved the decision under review or a subordinate of such person;
2. The family, at its own expense, may be represented by a lawyer or other representative;
3. The family or its counsel/representative shall be given an opportunity to examine evidence, question adverse witnesses, and to present testimony and evidence in its favor;
4. Evidence shall be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings;
5. The hearing officer shall issue a written decision within 10 working days stating briefly the reasons for the decision. Factual determinations relating to the individual circumstances of the participant shall be based on the evidence presented at the hearing; and
6. A copy of the hearing decision shall be furnished promptly to the participant.

NHA is not bound by a hearing decision:

1. Concerning a matter for which NHA is not required to provide an opportunity for an informal hearing;

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2. Beyond the authority of the person conducting the hearing under NHA's hearing procedures; or

3. Contrary to HUD regulations or requirements or otherwise contrary to Federal, State or local law.

If NHA determines that it is not bound by a hearing decision, NHA shall promptly notify the participant of the determination and of the reasons for the determination.

BB. Damages to the Unit, Unpaid Rent and Vacancy Loss

Use of the Security Deposit:

When the tenant moves out of the dwelling unit, the owner (subject to state and local law) may use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid rent payable by the tenant, damages to the unit, or for other amounts the tenant owes under the lease.

The owner must give the tenant a written list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must refund promptly the full amount of the unused balance to the tenant.

If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may seek to collect the balance from the tenant.

No vacancy loss payments are permitted under the revised September, 1995 version HAP contract.

CC. Restrictions on Assistance to Ineligible Non-citizens

As of June 19, 1995, HUD regulations prohibit NHA from providing housing assistance to non-citizens with ineligible immigration status. NHA will comply with all requirements of the regulations and the following policies:

Continued Assistance at Full Amount

Continued assistance at the full amount will be provided to certain mixed families. Mixed families are households in which one or more family members are citizens and/or have eligible immigration status and the remaining members do not. Mixed families that meet the following three criteria will receive continued assistance, at the full amount allowable under the Housing Choice Voucher Program, as long as they meet the requirements of the Housing Choice Voucher Program.

- The family was receiving assistance under a covered program as of 6/19/95;
- The family's head of household or spouse has eligible immigration status; and

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- The only other people in the family without eligible immigration status are the head of household, spouse or parents or children of the head of household or spouse.

Prorated Assistance

All mixed families that are not eligible for, or interested in, continued assistance will be offered a prorated housing assistance payment based on the number of eligible family members. Applicant families who reject this option will not be assisted.

Extensions of Time to Document Status

Applicants and currently assisted households who have members who are non-citizens will be given an extension of time to submit evidence of eligible immigration status when the family:

- Submits the required declaration of eligible immigration status;; and
- Certifies the evidence needed is temporarily unavailable, additional time is needed, and that prompt and diligent efforts will be undertaken to obtain the evidence.

NHA will notify families of whether their extension has been granted or denied, and the time period for the extension based on the circumstances. If the extension is denied, NHA will provide the reason for denial.

Denial or Termination of Assistance

Full or prorated assistance to an applicant or currently assisted household, with at least one person with documented status, will not be delayed, denied or terminated because of ineligible immigration status for the following reasons:

1. The DHS verification process is not completed;
2. The family member in question moves;
3. The DHS appeals process has not been completed;
4. For a currently assisted household, the informal hearing process is not complete;
5. Assistance is prorated; or
6. Mixed family assistance is continued or deferral of termination of assistance is granted.

Once the DHS appeal process is completed, assistance to an applicant may be delayed (but not denied) until any requested NHA hearing is concluded.

Assistance to an applicant will be denied and a currently assisted household's assistance terminated when:

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- Declaration of citizenship or eligible immigration status is not submitted by the specified deadline or any extension; or
- Required evidence is submitted but DHS primary and secondary verification does not verify immigration status, and
    - Family does not pursue DHS or NHA appeal; or
    - DHS or NHA appeal is pursued but decision(s) are rendered against family.

NHA will send a notice when it decides to deny or terminate assistance for a household. The notice will include the reason for a denial, if the family has any rights to prorated assistance, the right to appeal to the DHS and the right to request an informal hearing in lieu of or after the DHS appeal.

- For applicants, the notice will advise that assistance may not be delayed until the conclusion of the DHS appeal process but may be delayed during the informal hearing process.

DHS Appeals

If the secondary verification process does not confirm eligible status, NHA will notify the family in writing of the DHS verification results and send the family a delay, denial or termination of assistance notice which informs the family of the right to file an appeal with the DHS. The family has 30 days from the date of notification to request an appeal with the DHS, in writing.

NHA may give a family an extension of time to file a request for extenuating circumstances.

No delay, denial or termination of assistance on the basis of immigration status will occur until the INS appeal process is completed.

When NHA receives a copy of the DHS decision, NHA will notify families in writing of decisions concerning eligibility for assistance. If a family is ineligible, the notification will include the reasons and inform the family of its right to request an informal hearing.

Informal Hearings

Families who are denied eligibility because they do not meet the requirements of the restrictions on assistance to non-citizens, may request an informal hearing within ten (10) days of the mailing of the DHS decision or within ten (10) business days of NHA's decision to delay, terminate or deny assistance, or in lieu of an DHS appeal. NHA will extend this request period for a specified period of time for good cause.

For currently assisted households, the informal hearing procedures are described in this Plan. For applicants, an informal hearing will be conducted by a person designated by the PHA who may not be the person who made or approved the decision or a subordinate of the person who made or approved the decision. Applicant families requesting a hearing shall:

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- Have the opportunity to examine and copy documents pertaining to eligibility status (at their own expense);
- Have the opportunity to present evidence and arguments in support of eligible status;
- Have the opportunity to contest evidence used by the PHA and to confront and cross-examine witnesses called by the PHA;
- Be entitled to be represented by an attorney or other designee;
- Be entitled to arrange for an interpreter at the expense of the applicant or the PHA, as agreed upon by both parties;
- Be entitled to have the hearing recorded by audiotape.
- NHA will notify the family of its decision within ten (10) business days of the informal hearing.

DD. Administrative Fee Reserve Expenditures

NHA maintains an administrative fee reserve for the voucher program that includes the amount by which program administrative fees paid by HUD for a fiscal year exceed program expenses for that fiscal year plus interest earned on the administrative fee reserve.

If NHA determines that funds in the administrative fee reserve are not required to cover voucher program administrative expenses, the Authority may use these funds for other housing purposes permitted by State and local laws. HUD, however, may prohibit use of these funds for certain purposes.

VI. Project-Based Assistance and Other Programs

Project-Based Assistance (PBA). This section applies to units developed or rehabilitated under the Section 8 Project-Based Assistance (PBA) program and placed under HAP contract between the owners and NHA. The term of the contract is concurrent with the term of the funding increment under which the units were developed, but the contract can be renewed if the funding increment is renewed. Except for the following, NHA's policies for these units are the same as those for the tenant-based programs:

1. When a PBA unit becomes vacant, the owner is required to notify NHA so prospective tenants can be referred. The NHA will notify current voucher holders of the availability of the unit. The NHA will advise voucher holders that if they select a PBA unit, they will give up their voucher and will not subsequently be able to move to another unit with Section 8 assistance.

2. If the unit is not leased by a voucher holder, the NHA will post a notice of the availability of the unit in the Section 8 office, and interested applicants from the Section 8 waiting list will be referred to the owner.

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3. If the unit has not been leased to a certificate or voucher holder or applicant after 30 days, the owner may select an income-eligible family for the unit and refer the family to the NHA for a determination of eligibility for assistance.

4. Owners who do not notify the NHA promptly of a vacancy, arbitrarily reject prospective tenants referred by the NHA, or fail to lease the unit to an eligible family within 90 days will have their HAP contract terminated or, in the case of multiple units under one HAP, have their HAP amended to exclude the unit.

5. Owners who do not make required repairs to a PBA unit within 90 days will have their HAP contract terminated or, in the case of multiple units under one HAP contract, have their HAP amended to exclude the unit.

6. Families living in PBA units that are terminated for owner non-compliance or owner opt-out will have their form of assistance converted to a Section 8 voucher.

7. PBA participants whose family size increases to the point where their continued occupancy of the PBA unit violates the HQS space requirement will be required to move, and will be given a voucher to lease a new unit.

8. PBA participants whose family size decreases to the point where they have less than one person per bedroom will be required to move, and will be given a voucher to lease a new unit.

9. Other than those situations described in A 6, 7, and 8 above, PBA participants who move will not continue to receive assistance.

Targeted Programs

This section applies to vouchers targeted for special use by HUD. In some instances, these have been awarded directly to NHA, in others the funds have been awarded to other governmental entities but are administered by NHA. In addition to the general requirements of the Section 8 program, the use of these vouchers is subject to specific requirements of the NOFA(s) under which they were funded. For each program, HUD has established guidelines for the selection of eligible families. These criteria apply only to the families' selection for the targeted vouchers: to apply for vouchers in NHA's non-targeted inventory, families must follow the same procedures as all other families.

The following are NHA's policies with respect to these programs:

Family Unification Program: The Family Unification Program (FUP) is intended to provide Section 8 housing assistance for families with children in foster care who are unable to be discharged because they lack adequate housing, or for families at risk for having their children placed in foster care because they lack adequate housing. Families meeting these criteria are selected and referred by the Essex County Department of Child welfare, and are issued vouchers in the order in which they are referred to NHA. NHA will determine whether the family is

eligible for a voucher based on income, citizenship status, and balances due NHA as a result of prior participation in the Public Housing or Section 8 programs.

When all FUP vouchers have been leased, referred families will be placed on a waiting list to receive any turnover FUP vouchers. Families giving up their FUP vouchers will be replaced by these FUP referrals.

Housing Opportunities for Persons with AIDS (HOPWA): HOPWA is intended to provide Section 8 housing assistance for persons living with AIDS. Persons who qualify are selected and referred by various local agencies serving the AIDS population in Essex County, and are issued vouchers in the order in which they are referred. NHA will determine whether the person is eligible for a voucher based on income, citizenship status, criminal record screening and balances due NHA as a result of prior participation in the Public Housing or Section 8 programs. When all HOPWA vouchers have been leased, persons referred will be placed on a waiting list to receive any turnover HOPWA vouchers. Persons giving up their HOPWA vouchers will be replaced by these referrals.

VII. Expanding Housing Opportunities through Mobility Counseling

The NHA is committed to providing its Section 8 participants with the broadest possible range of housing choices. Actions to be taken will include:

1. Providing a thorough explanation to certificate and voucher holders of where they can move, using maps showing the various areas in and outside of NHA's jurisdiction, and the location of key facilities and services. In addition, the advantages of living outside areas of low-income concentration will be discussed.

2. Providing a thorough explanation of portability under the Section 8 program, and including in the packet a listing of the names and phone numbers of contact persons at neighboring PHAs.

3. Providing voucher holders and participants who wish to move with listings of units throughout the City of Newark currently available for Section 8 participants, and of owners and organizations operating outside of areas of low--income concentration.

4. Recruiting landlords in neighborhoods of the City of Newark where there are low concentrations of minorities and persons of low income.

5. Evaluating the need for, and seeking HUD approval if necessary, for payment standards exceeding 110% of the published Fair Market Rent for areas with lower concentrations of low income families (applying for sub-market fair market rents).

6. Conducting outreach to owners of rental housing in the City of Newark and surrounding jurisdictions in areas with lower concentrations of low-income families. Outreach efforts will include periodic advertisements in the newspaper of general circulation, semi-annual meetings with current and potential owners, and the distribution to owners of informational materials about the Section 8 Program.

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VIII. Monitoring Program Performance

NHA will maintain records of applications, eligibility and ineligibility determinations, verifications, HQS inspections, leases, contracts and payment information in applicant and participant files. Inactive files will be maintained for three years.

Applicable records related to immigration status will be maintained for 5 years. All other aspects of monitoring program performance will be performed in accordance with HUD requirements and NHA policies.

In order to ensure adherence to the Housing Quality Standards and to monitor inspection determinations, a qualified staff person or agent of the Authority, who did not conduct the original or re-inspection, will re-inspect a random sample of the approved units.

NHA will monitor on a monthly basis voucher program performance as required by the Section 8 Management Assessment Program (SEMAP).

IX. Interpretation and Amendment

A. Interpretation

The policies set forth herein shall be interpreted, implemented and acted upon in relation to the laws of the United States and the State of New Jersey, and all rules, regulations and policies enacted, enforced or promulgated by the United States Department of Housing and Urban Development, all of which shall take precedence over the Policies and Procedures described in this Administrative Plan and all of which are incorporated herein by reference and all current rules, regulations and policies, including, but not limited to, Income Limits, Utility Schedules and Fair Market Rents, shall be in accordance with Federal law.

B. Amendment

The policies outlined herein shall be amended only by resolution adopted by the affirmative vote of the NHA Board upon recommendation by NHA. No action shall be required to make changes required by laws of the United States or the State of New Jersey or any rules, regulations and policies enacted, enforced or promulgated by the United States Department of Housing and Urban Development, all of which shall take precedence over the herein expressed Policies, and all of which are incorporated herein by reference. NHA Board of Directors will be notified of any subsequent changes that may be effective through new Federal regulations.

X. Family Self-Sufficiency (FSS)

The Family Self-Sufficiency (FSS) Action Plan for NHA is incorporated into this Section 8 Administrative Plan as Appendix 3.

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XI. Homeownership Opportunities

NHA's Homeownership Plan is incorporated into this Section 8 Administrative Plan as Appendix 4.

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APPENDIX 1: DEFINITION OF TERMS

Absorption

The point at which a receiving PHA stops billing the initial PHA for assistance on behalf of a portability family. The receiving PHA assists the family fully from funds from its consolidated ACC.

Accessible

The facility or portion of the facility can be approached, entered, and used by individuals with physical handicaps.

Administrative Plan

The plan that describes PHA policies for administration of all Section 8 programs administered. The Administrative Plan and any revisions must be approved by the PHA's Board and included as a supporting document to the Annual PHA Agency Plan. See §982.54.

Admission

The point at which an applicant or special admissions family becomes a participant in the program. The date used for this purpose is the effective date of the first HAP contract.

Adult

A household member who has reached the age of legal majority in the State of New Jersey (18 years old) or a head, co-head, or spouse, under the age of eighteen (18) who has executed the appropriate emancipated adult form.

Allowance for Dependents

A $480 deduction for each family member who is verified to be a dependent (See definition of Dependent).

Allowance for Disability Assistance Expenses

The amount of Disability Assistance Expense in excess of three (3) percent of annual income which enables a family member (including the disabled person) to work. The allowance may not exceed the annual income earned by the family member who is enabled to work. Disability assistance expenses include costs for care attendants and auxiliary apparatus (e.g., wheelchairs, adaptations, to vehicles, special equipment) if directly related to permitting the disabled person or other family members to work.

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Allowance for Medical Expenses

For Elderly and Disabled Families (see definition of Elderly Family) the amount of medical expenses (see definition of Medical Expenses) in excess of three (3) percent of annual income.

Annual Income

The anticipated total annual income, before deductions, of an eligible family from all sources for the 12-month period following the date of determination of income. When the cash value of a family's assets is greater than $5,000, the annual income derived from assets shall be the greater of the actual income derived or the imputed income computed at the passbook savings rate determined by HUD.

Applicant

A person who has completed a pre-application or application for NHA for housing assistance.

Application

The full, formal and complete family information form signed by the head of household when the family is invited for an interview before a vacant apartment is anticipated. The applicant's signature on the application form certifies that all information provided is complete and accurate.

Assets

The value of equity in real property, savings, stocks, bonds, checking, and other forms of capital investment. The value of necessary items of personal property, such as furniture and automobiles, is not considered an asset.

Budget Authority

An amount authorized and appropriated by the Congress for payment to PHAs under the Voucher program. Budget authority is the maximum amount that may be paid by HUD to the PHA over the ACC term of each individual funding increment.

Certification

To formally confirm the information provided in a document through signature.

Child

A child is defined as a minor.

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Child Care Expenses

Amounts anticipated to be paid by the family for the care of children under 13 years of age (including foster children) during the period for which Annual Income is computed, but only where such care is necessary to enable a family member to be gainfully employed or to further his or her education. The amount deducted shall reflect reasonable charges for childcare, and in the case of childcare necessary to permit employment, the amount deducted shall not exceed the amount of income received from such employment.

Citizen

Defined as a citizen or national of the United States.

Co-Head of Household

A household member who shares equal responsibility for the lease with the head of household. A family may have a co-head or spouse, but not both. A co-head is never considered a dependent. The co-head must have legal capacity to enter into a lease.

Consent Form

Any consent form approved by HUD to be signed by program applicants and participants allowing NHA to obtain income information, including data from employers, state wage information collection agencies (SWICAs), the Social Security Administration, and the Internal Revenue Service. Consent forms have expiration dates and may authorize the collection of additional information to determine eligibility or level of benefits.

Continuously Assisted

An applicant is continuously assisted under the 1937 Housing Act if the family is already receiving assistance or was receiving assistance in the past 90 days under any 1937 Housing Act program when the family is admitted to the Voucher Program.

Dating Violence

Violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:

a. The length of the relationship

b. The type of relationship

c. The frequency of interaction between the persons involved in the relationship.

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Dependent

A member of the household (excluding foster children) other than the family head, co-head or spouse, who is under 18 years of age, is a Disabled Person, or is a Full-time Student.

Disability Assistance Expenses

Reasonable expenses in excess of three (3) percent of annual income that are anticipated, during the period for which Annual Income is computed, for attendant care and auxiliary apparatus for a disabled family member and that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the Family nor reimbursed by an outside source.

Disabled Family

A family with one or more members who is a Disabled Person.

Disabled Person

A person is considered disabled if one of the following definitions is met.

a. Has a disability, as defined in 42 U.S.C. 423;

b. Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that: is expected to be of long-continued and indefinite duration; substantially impedes his or her ability to live independently; and, is of such nature that the ability to live independently could be improved by more suitable housing conditions; and

c. Has a developmental disability as defined in 42 U.S.C. 6001. A developmental disability is a severe, chronic disability which:

    1. Is attributable to a mental and/or physical impairment;

    2. Was manifested before the age of 22;

    3. Is likely to continue indefinitely;

    4. Results in substantial functional limitations in three or more of the following areas:

    5. capacity for independent living; self-care; receptive and expressive language; learning;

    6. mobility; self-direction; and economic self-sufficiency; AND

    7. Requires special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned or coordinated.

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d. Section 223 of the Social Security Act defines disability as an inability to engage in any substantial gainful activity because of any physical or mental impairment that is expected to result in death or has lasted or can be expected to last continuously for at least 12 months; or, for a blind person at least 55 years old, inability because of blindness to engage in any substantial gainful activities comparable to those in which the person was previously engaged with some regularity and over a substantial period.

No individual shall be considered a person with disabilities, for the purpose of eligibility for Housing Choice Voucher assistance, on the basis of any drug or alcohol dependence.

Displaced Person

A person displaced by government action or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.

Domestic Violence

Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Drug-related Criminal Activity

Please refer to definition located at 42 U.S.C 1437 f (f)(5).

Drug-Trafficking

The illegal manufacture, sale, or distribution, or the possession with intent to manufacture, sell, or distribute, of a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Elderly Family

An elderly family is a family whose head, co-head, spouse or sole member is a person who is 62 years of age or older. It may include two or more Elderly Persons living together, or one or more such persons living with one or more persons who are determined to be essential to their care or well being.

Elderly Person

An elderly person is a person who is at least 62 years of age.

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Eviction

The dispossession of the tenant by the unit owner (in accordance with a court order) from the leased unit as a result of the termination of the lease, for serious or repeated violation of material terms of the lease such as failure to make payments due under the lease or to fulfill the tenant obligations set forth in HUD regulations, Federal, and Illinois law, or for other good cause.

Eligible for Portability

Families whose head of household, co-head or spouse lived in the NHA jurisdiction at the time of application.

Extremely Low Income Family

An extremely low-income family has annual income that does not exceed 30% of the median income for the area as determined by HUD, with adjustments for smaller and larger families. Seventy-five percent of new admissions during the year must qualify as extremely low income families.

Fair Housing Act

Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.

Family

A family includes any single individual or two or more persons sharing residency whose income and resources are available to meet the family's needs.

Family Rent to Owner

The amount paid by the family calculated by subtracting the amount of the housing assistance payment to the owner from the rent to owner.

Family Share

The family share is the portion of rent and utilities paid by the family.

Foster Care Payment

Payment to eligible households by state, local or private agencies for the care of a child placed in the home by an agency.

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Full-Time Student

A person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree.

HUD

The U.S. Department of Housing and Urban Development or its designee.

Head of Household

An adult, 18 years of age or older, whom the members of the family have routinely looked to as the head of the family, and who is legally competent to sign a binding contract.

Housing Assistance Payments (HAP) Contract

A written contract between the PHA and an owner of rental housing that allows the PHA to make housing assistance payments to the owner on behalf of an eligible family.

Housing Quality Standards (HQS)

The HUD minimum quality standards for housing assisted under HUD's tenant-based programs.

INS/DHS

U.S. Immigration and Naturalization Service now part of the Department of Homeland Security.

Immediate Family Member

With respect to a person (A) a spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in loco parentis; or (B) any other person living in the household of that person and related to that person by blood or marriage.

Lease

A lease is a written agreement between the family and the owner of a housing unit.

Live-in Aide

A person who resides with someone who is age 50 or older, or disabled, and who:

a. Is determined by NHA to be essential to the care and well-being of the person(s);

b. Is not obligated for support of the person(s); and

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c. Would not be living in the unit except to provide necessary supportive services.

A live-in aide does not qualify as the remaining member of a tenant family.

Local Preference

A waiting list selection preference established by NHA to meet local housing needs. A preference assigns a level of admission priority to a specified applicant group(s). Family eligibility for a claimed preference is verified after selection from the waiting list.

Low (Lower) Income Families

A low income family has annual income that does not exceed 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than eighty percent (80%) of the median income for the area on the basis of its finding that such variations are necessary because of prevailing levels of construction costs or unusually high or low family income.

Medical Expenses

For elderly and disabled families, those medical expenses that are anticipated during the period for which Annual Income is computed, and that are not covered by insurance, including medical insurance premiums, payments on accumulated major medical bills, dental expenses, prescription medicines, eyeglasses, hearing aids, and batteries, cost of care attendant, and transportation expenses directly related to medical treatment.

Minor

A minor is a member of the family household other than the family head, co-head or spouse, who is under 18 years of age.

Mixed Family

A mixed family is a family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status.

Monthly Adjusted Income

Monthly adjusted income is one twelfth of Annual Adjusted Income.

Monthly Income

Monthly income is one twelfth of Annual Income.

NHA

The Newark Housing Authority.

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National

A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession or naturalized citizen.

Near-Elderly Family

A family whose head, co-head, spouse or sole member is a person who is 50 years of age but below the age of 62; or two or more persons who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides.

Near-Elderly Person

A non-elderly person is at least 50 years of age but below the age of 62.

Net Family Assets

Value of equity in real property, savings, stock, bonds, life insurance policies, and other forms of capital investment, excluding interests in Indian trust land (The value of necessary items of personal property such as furniture and automobiles is excluded). In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the value of the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining Annual Income. In determining the Net Family Assets, NHA shall include the value of any assets greater than one thousand dollars ($1000) which were disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or reexamination, as applicable, in excess of any consideration received for the asset.

Newark Resident

Any applicant who lives within the City of Newark at the date of filing an application for housing assistance. This definition also includes applicants who are working or who have been notified that they are hired to work within the City of Newark.

Overcrowded Household

A participant family with an insufficient number of bedrooms for the number of persons in the family, according to the HQS defined in the regulations.

Overhoused Household

A participant family with a greater number of bedrooms than required (per occupancy standards) for the family members.

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Payment Standards

The maximum monthly assistance payment for a family assisted in the Housing Choice Voucher Program (before deducting the total tenant payment by the family). Each Payment Standard amount adopted by NHA is not less than 90% of the published HCV Fair Market Rent (in effect when the Payment Standard is adopted) for the unit size and is not more than 110% of the Fair Market Rent or HUD approved community-area exception rent.

Portability

Renting a dwelling unit with Section 8 housing choice voucher outside the jurisdiction of the initial PHA.

Pre-Application

A preliminary application form designed to collect information to determine preliminary eligibility for placement on the waiting list.

Re-Certification

The process of securing documentation to re-compute rent and subsidy and to determine that participants meet the eligibility requirements for continued assistance.

Re-Certification Effective Date

The date established by NHA on which a rent change becomes effective following verification of all income, assets, expenses and circumstances. The anniversary of the first of the month the tenant was assisted under the assistance contract in effect.

Remaining Member of the Tenant Family

A person left in an assisted unit after other family members have vacated. The person must be of legal age to sign a contract (adult). A live-in aide, foster children, and foster adults do not qualify as the remaining member of a tenant family.

Rent - (for determining eligibility based on Federal preference)

The actual amount due, calculated on a monthly basis, under a lease or occupancy agreement between a family and the family's current landlord; and, in the case of utilities purchased directly by tenants from utility providers, either:

a. NHA's reasonable estimate of tenant-purchased utilities (except telephone and cable TV) and the other housing services that are normally included in the rent; or

b. If the family chooses, the average monthly payments that it actually made for these utilities and services for the most recent 12 month period, or if information is not obtainable for the entire period, for an appropriate recent period.

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Resident

See Newark Resident.

Single Person

A person who lives alone or intends to live alone.

Spouse

The husband or wife of the head of household or authorized household member.

Stalking

To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

Temporary Deferral of Termination of Assistance

A specific period of time in which the family would continue to receive full assistance before assistance is terminated.

Total Family Income

Annual Income as defined above.

Total Tenant Payment

An amount equal to 30 percent of the family's monthly-adjusted income or 10 percent of the gross monthly income of the family occupying the dwelling unit, whichever amount is greater. The Total Tenant Payment does not include charges for excess utility consumption or other miscellaneous charges.

Utility Allowance

An amount determined by NHA as an allowance for the cost of utilities (except telephone and cable TV) payable by the tenant.

Utility Reimbursement

The amount by which the Utility Allowance for the unit exceeds the Total Tenant Payment (negative rent).

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Very-Low Income Family

A Lower Income Family whose Annual Income does not exceed 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than fifty (50%) of the median income for the area on the basis of its finding that such variations are necessary because of unusually high or low family incomes.

Welfare Assistance

Welfare or other payments to families or individuals, based on need, that are made under programs funded, separately or jointly, by Federal, state or local governments.

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APPENDIX 2:
FRAUD PREVENTION AND RESOLUTION POLICY

Overview

The Newark Housing Authority and NJ Quadel are committed to protecting the integrity of the federal programs administered. All departments play a role in the prevention of employee, participant and owner fraud. All information regarding allegations of possible abuse and fraud will be documented and placed in the applicant/participant file. All allegations, complaints and tips will be evaluated to determine if follow-up is warranted. NHA and/or NJ Quadel may pursue several options to resolve cases of fraud including:

- Demanding full and immediate payment of amounts owed to NHA by an owner or participant;
- Terminating the HAP Contract;
- Terminating program participation;
- Terminating employment;
- Executing a repayment agreement;
- Referring the issue to the HUD Office of Inspector General;
- Debarring an owner;
- Reporting amounts owed to credit bureaus and/or collection agencies;
- Pursuing other legal remedies; and
- Notifying other PHAs or management companies of subsidized properties in cases involving dual subsidies.

Goals

- Preventing program fraud through applicant, participant and owner education;
- Quickly responding to internal and external reports of participant/owner fraud and employee fraud through thorough investigation of circumstances, and when applicable, decisively moving to terminate participation/employment/owner debarments;
- Reducing instances of fraud through complete and accurate verification of clients' household income through the use of the highest level of verification possible (EIV system).
- Recapturing funds lost to participant/owner fraud through execution of repayment agreements and/or other collections efforts;
- Reporting all incidents of fraud involving unreported/underreported participant income in excess of $10,000, any fraud that results in over $2,500 of HAP being improperly paid and any other egregious, fraudulent acts committed by participants or owners to the HUD Office of Inspector General.

Definition

Fraud and abuse is defined as a single act or pattern of actions that:

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- Constitutes a false statement, omission, or concealment of a substantive fact, made with the intent to deceive or mislead; and
- Results in payment of Housing Choice Voucher funds in violation of HCV program rules and requirements.

Fraud Prevention

- Anyone with knowledge of suspected program fraud should contact NJ Quadel's Managing Director.
- At briefings and in individual meetings, Housing Specialists must discuss with families the fact that their signature on certain forms/documents indicates that they understand the consequences of the "penalty for perjury" statement that is displayed on all verifications forms.
- NJ Quadel posts flyers and posters on HUD's income verification requirements and the consequences of fraud to support the message delivered by staff in other forums.
- Housing Specialists are obligated to verify the accuracy of information received from participants regarding household composition and income to the maximum extent possible.
- To prevent falsification of unit ownership, unit ownership will be verified after an Affidavit of Ownership has been submitted with a Request for Tenancy Approval (RTA).
- No employee of NHA or NJ Quadel shall falsify any records associated with the HCV program. Examples include:
    - Omitting known income from a recertification or interim in order to provide a lower rent to anyone participating in the program;
    - Submitting a completed inspection report without actually having inspected the unit;
    - Disposing of paperwork to avoid performing tasks assigned; and
    - Falsely changing family composition.
- Any actions on the part of staff that could be construed as assisting fraud, such as accepting monetary or other gifts for services provided is prohibited and could result in termination of employment.

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APPENDIX 3:
FAMILY SELF-SUFFICIENCY (FSS) PROGRAM SUMMARY

The Family Self-Sufficiency (FSS) Program was created by Section 554 of the National Affordable Housing Act of 1990. The purpose of the FSS program is to promote the development of local strategies to coordinate use of the Section 8, public housing and Indian housing programs with public and private resources to enable eligible families to achieve economic independence and self-sufficiency. HUD encourages all PHAs to develop an FSS program or to convert any internal self-sufficiency programs to meet FSS requirements.

On May 27, 1993, HUD published an Interim Notice (93-24, HA) which includes the Family Self-Sufficiency Interim Rule (published in the Federal Register also on May 27, 1993), a revised set of FSS Program Questions and Answers, a revised Contract of Participation, and a revised Escrow Credit Worksheet.

In FY 1993, HUD mandated that all PHAs receiving new increments of Section 8 rental certificates and vouchers, or funds for new rental housing units implement an FSS Program unless granted an exemption.

As a result of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), funding received after October 21, 1998 no longer mandates an increase in the minimum size of a HA's FSS program.

The Newark housing Authority (NHA) has taken steps to implement a Family Self-Sufficiency (FSS) program that is compliant with all HUD requirements. In conjunction with its Housing Choice Voucher Homeownership Program, NHA will design and administer a variety of program designed to enhance the quality of life of voucher participants and provide homeownership opportunities that might not otherwise been available to them.

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APPENDIX 4:
HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM SUMMARY

The HCV Homeownership program of the Newark Housing Authority (NHA) is hereby established pursuant to the final rule dated September 12, 2000, "homeownership option" authorized under Section 8(y) of the US Housing Act of 1937 as amended by Section 555 of the QHWRA of 1998. This homeownership program permits eligible participants in the Housing Choice Voucher program, including participants with a portable voucher, the option of purchasing a home with their housing assistance.

NHA's FSS and HCV Homeownership Programs are designed to enhance the quality of life of program participants. Prior to receiving homeownership assistance, the family must attend and satisfactorily complete a counseling regime. Counseling will be provided by an approved HUD counseling agency, or be consistent with such programs.

Topics include:

- Home maintenance;
- Budgeting money and debt management;
- Credit counseling;
- Obtaining financing and the types of financing available;
- How to locate a home;
- Advantages of purchasing a home in area without high concentration of poverty;
- Fair housing information;
- Information about the Real Estate Settlement Procedures Act (RESPA), truth and lending laws, and how to identify types of financing that may be available, and the pros and cons of different types of financing; and
- On-going counseling after the purchase at NHA's discretion.

NHA will be working closely with participants and the financial institutions during the initial phases to secure mortgages. The participants will receive pre-counseling sessions and post-counseling sessions in the areas of money management, homebuyer obligations, credit counseling, home maintenance etc. These counseling sessions will be held by the following financial institutions: Citi Bank, Chase Manhattan, Fleet, and First Union in conjunction with Catholic Community Services (CCS), NJ Citizen Action (NJCA) and Elite Agents.

Qualified families will be given 120 days, the equivalent of four (4) months, in which to find a home. Extensions will be given on a case by case basis depending on the effort made by the family to find a suitable home. The family will be required to provide the NHA with monthly reports on their progress. Once they find a home, they have an additional 60 days in which to secure a commitment from a lending institution. The home must be in move-in condition.

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Once the offer on the home is completed, two (2) inspections will be required. One by NHA's inspector to insure the property meets HQS requirements and another by an independent certified home inspector.

Re-certification will be conducted on an annual basis and the home will be inspected for HQS on a semi-annual basis to insure proper maintenance. The participants will be up-dated periodically on energy conservation information and given materials on self-home improvements.

Eligible applicants for the HCV Homeownership Program must have completed an initial lease term, may not owe NHA or any other PHA an outstanding debt, and must meet the eligibility criteria set forth herein.

Family Eligibility Requirements

Participation in the HCV Homeownership Program is voluntary. Each HCV Homeownership participant must meet the general requirements for admission to the Housing Choice Voucher Program. Additional eligibility requirements for participation in NHA's HCV Homeownership Program require that the family must:

- Meet the HUD definition of first time homebuyer (i.e. the participant has not had ownership interest in a home in the past three years).
- An individual or family must have a voucher issued by the Newark Housing Authority (NHA).
- With the exception of elderly and disabled households, meet a minimum income requirement without income from "welfare assistance sources."
- With the exception of elderly and disabled households, meet the pre-requisite employment criteria;
- Have completed an initial lease term in the Housing Choice Voucher Program and have had rental assistance for more than a year.
- Have fully repaid any outstanding debt owed to NHA or any other PHA and has not violated any voucher program requirements.
- Not defaulted on a mortgage securing debt to purchase a home under the home ownership option or any other mortgage default.
- Not have any member who has a present ownership interest in a residence at the commencement of home ownership assistance.
- The head of household or spouse has attended a 6 hour approved homeownership seminar and briefing.
- Have an acceptable credit history (families unable to meet this criteria will initially be referred to credit counseling, and then re-considered for the program). Provide the lender and other real estate professionals with all pertinent documentation.
- Have sufficient resources to provide a down payment equal to 3% of the purchase price of a typical home that meets the family household size and closing costs.

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- Escrow accounts and gifts maybe utilized for this purpose. A minimum homeowner down payment requirement of at least one percent must come from personal resources. The family must sign a statement of family obligations for the program.
- The family is determined "mortgage ready" meaning would likely qualify for a mortgage based on its income and housing prices applicable to the size house the family requires. The family must have shown stability in the past.
- Be able to comply with any additional special requirements for homeownership assistance as specified by NHA.

Elderly and Disabled Households

Elderly and disabled families are exempt from the employment requirements. In the case of an elderly or disabled family, NHA will consider income from all sources, including welfare assistance and SSI in evaluating whether the household meets the minimum income required to purchase a home through the HCV homeownership program.

NHA Owed Units

NHA-owned units are eligible for purchase through the homeownership option but an independent entity must perform certain administrative duties for which NHA would normally be responsible:

a. The independent entity must review the contract of sale;

b. Conduct the initial Housing Quality Standards (HQS) inspection; and

c. And review the independent inspection report.

In addition, the independent entity must determine the reasonableness of the sales price and NHA provided financing.

The reviews performed by the independent entity shall be conducted in accordance with the homeownership option regulations. The independent entity must be selected by NHA and approved by HUD in accordance with existing procedures under the tenant-based assistance program. The NHA may not steer, direct, or require families to purchase NHA-owned properties.

Except for the purchase of NHA owned units, the homeownership option regulations do not require the NHA to consider the reasonability of the sale price. In addition, although NHA may establish requirements governing term and types of financing, it is not required to do so.

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First-Time Homeowner

Each Section 8 Family, except families with a disabled member, must be a first-time homeowner. A first--time homeowner means that no member of the household has had an ownership interest in any residence during the three years preceding commencement of home ownership assistance. However, a single parent or displaced homeowner who owned a home with a spouse or resided in a home owed by a spouse is considered a "first-time homeowner" for purposes of the Section 8 homeownership option; and the right to purchase title to a residence under a lease-purchase agreement is not considered an ownership interest. A member of a cooperative (as defined in HUD regulations) also qualifies as a first time homeowner.

Minimum Income Requirement

Amount of Income

To participate in the program, a minimum income requirement equal to 2,000 hours of annual full-time work at the Federal minimum wage is required. The minimum requirement is only considered in determining a family's initial qualification to purchase a home; it is not a continuing requirement and is not considered again unless the family opts to purchase a subsequent home with homeownership assistance. NHA must consider the income of all adult family members who will own the home to determine eligibility for homeownership assistance and it must further include all welfare assistance and government benefit income in determining the annual income of disabled or elderly families.

Exclusion of Welfare Assistance Income

With the exception of elderly and disabled families, NHA will disregard any "welfare assistance" income in determining whether the family meets the minimum income requirement. Welfare assistance includes assistance from Temporary Assistance for Needy Families ("TANF"); Supplemental Security Income (SSI) that is subject to an income eligibility test; food stamps; general assistance; or other welfare assistance specified by HUD. The disregard of welfare assistance income under this section affects the determination of minimum monthly income in determining initial qualification for the homeownership program. It does not affect the determination of income-eligibility for admission to the Housing Choice Voucher Program, calculation of the family's total payment, or calculation of the amount of homeownership assistance payments.

Employment History

With the exception of disabled and elderly households, each family must demonstrate that one or more adult members of the family, who will own the home at commencement of home ownership assistance, is employed full-time (an average of 30 hours per week). This employment must have been continuous for one year prior to execution of the sales agreement. In order to reasonably accommodate a family's participation in the program, NHA will exempt families that

include a person with disabilities from this requirement. NHA may also consider whether and to what extent an employment interruption is considered permissible in satisfying the employment requirement. The NHA may also consider successive employment during the one-year period and self-employment in a business.

Completion of Initial Lease Term

Participants of the Housing Voucher Program shall be ineligible for participation in the homeownership program until completion of an initial lease term and the participant's first annual recertification in the Housing Choice Voucher Program is completed. Nothing in this provision will preclude participants that have completed an initial lease term in another jurisdiction from participating in the homeownership program.

Repayment of Any Housing Authority Debts

Participants in the Housing Choice Voucher Program shall be ineligible for participation in the homeownership program in the event any debt or portion of a debt remains owed to NHA or any other PHA. Nothing in this provision will preclude participants that have fully repaid such debts(s) from participation in the homeownership program.

Prior Mortgage Defaults

Prohibition against mortgage defaults. The PHA shall not commence homeownership assistance to a family if any family member has previously received assistance under the homeownership option, and has defaulted on a mortgage securing debt incurred to purchase the home.

Portability

NHA also will permit portability of homeownership assistance to another jurisdiction, provided the receiving jurisdiction operates a Section 8 Homeownership Program for which the homeownership applicant qualifies or authorizes NHA to administer the homeownership assistance in their jurisdiction.

Family Participation Requirements

When a family is determined eligible to participate in the program, the family must comply with the following additional requirements:

1. Complete a homeownership counseling program;

2. If the family currently does not have a checking account, they will be advised and counseled to open one and work with NHA credit counselors to assist maintain the account and better manage their finances;

3. Within a specified amount of time, the family must locate the home it proposes to purchase;

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4. Submit a sales agreement containing specific components to NHA for approval;

5. Allow NHA to inspect the proposed dwelling to see if it meets minimum HQS requirements;

6. Obtain an independent inspection covering major building systems;

7. Obtain NHA approval of the proposed mortgage that must comply with generally accepted mortgage underwriting requirements; and

8. Enter into a written agreement with NHA to comply with all of its obligations under the HCV Homeownership Program.

Types of Homes You Can Purchase

- New or existing single family homes or condominiums;
- Planned use development cooperative;
- Lofts-live/work units;
- Manufactured homes.

Locating a Home

Upon receipt of the homeownership voucher, a family shall have one hundred and twenty (120) days to locate a home to purchase. A home shall be considered located if the family submits a proposed sales agreement with the requisite components to NHA. For good cause, NHA may extend a Section 8 family's time to locate the home for additional thirty (30) day increments. If a family is unable to locate a home within the time approved by NHA, their Section 8 rental assistance through the Housing Choice Voucher Program shall continue.

Finding a Home Outside of the City of Newark

The family also may purchase a home in a jurisdiction other than the City of Newark, provided the other PHA in the receiving jurisdiction operates a Section 8 homeownership program for which the applicant qualifies. The receiving PHA may also authorize NHA to administer the homeownership assistance in their jurisdiction. In the former case, a family's participation in the Section 8 Homeownership Program will be subject to the program and policies of the receiving jurisdiction.

Purchasing a Home

Once a home is located and the sales agreement is approved by NHA and is signed by the family, the family shall have up to 60 days, or such other time as is approved by NHA or set forth in the NHA-approved sales agreement, to purchase the home.

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Failure to Complete

If a HCV participant is unable to purchase the home within the maximum time permitted by NHA, NHA shall continue the family's participation in the Housing Choice Voucher Program, but withdraw the Section 8 homeownership option. The family may not re-apply for the Section 8 homeownership program until they have completed an additional year of participation in the Housing Choice Voucher Program directly following the initial determination of their eligibility for the homeownership option.

Lease Purchase

Families may enter into lease-purchase agreements while receiving Section 8 rental assistance. All requirements of the Housing Choice Voucher Program apply to lease-purchase agreements, except the families are permitted to pay an extra amount out-of-pocket to the owner for purchase related expenses a "homeownership premium." A homeownership premium, defined as an increment of value attributable to the value of the lease-purchase right or agreement, is excluded from the NHA rent reasonableness determination and subsidy calculation and must be absorbed by the family. When a lease-purchase participant family is ready to exercise their option, they must notify the Homeownership Counselor at NHA and apply for the homeownership option.

Independent Initial Inspection

To assure the home complies with the Housing Quality Standards of the Section 8 program, homeownership assistance payments may not commence unit NHA inspects the home. An independent inspection of existing homes covering major building systems also must be completed by an inspection professional selected by the family and approved by NHA. NHA will not pay for the independent inspection. The independent inspection report must be provided to NHA. NHA may disapprove the unit due to information contained in the report or for failure to meet Housing Quality Standards. NHA has discretion to set standards for qualification of inspectors.

Sales Agreement

Prior to execution of the offer to purchase or sales agreement, the financing terms must be provided by the family to NHA for approval. The sales agreement must provide for inspection by NHA and the independent inspection and must state that the purchaser is not obligated to purchase unless such inspections are satisfactory to NHA. The contract also must provide that the purchaser is not obligated to pay for any necessary repairs without approval by NHA. The sales agreement must provide that the purchaser is not obligated to purchase if the mortgage financing terns are not approved by NHA. The sales agreement must also contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under HUD Regulations.

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Financing Requirements

If a mortgage is not FHA insured, NHA will require the lender to comply with generally accepted mortgage underwriting standards consistent with those of HUD FHA, Ginnie Mae, Fannie Mae, Freddie Mac, or other private lending institution.

Compliance with Family Obligations

A Family must agree, in writing, to comply with all family obligations under the HUD's and NHA's homeownership policies. These obligations include: (1) attending ongoing homeownership counseling, if required by NHA; (2) complying with the mortgage terms; (3) not selling or transferring the home to anyone other than a member of the family who resides in the home while receiving home ownership assistance; (4) not refinancing or adding debt secured by the home without prior approval by NHA; (5) not obtaining a present ownership interest in another residence while receiving home ownership assistance; and (6) supplying all required information to NHA including but not limited to annual verification of household income, notice of change in homeownership expenses, notice of move-out and notice of mortgage default.

Amount of Assistance

The amount of the monthly assistance payment will be based on three factors: the voucher payment standard for which the family is eligible the monthly homeownership expenses; and the family's household income. NHA will pay the lower of either the payment standard minus the total family contribution ("TFC") or the family's monthly homeownership expenses minus the TFC. The Section 8 family will pay the difference.

Determining the Payment Standard

The payment standard is the fixed amount the NHA annually establishes as the "Fair Market Rent" for a unit of a particular size located within the NHA jurisdiction. In the homeownership program, the initial payment standard will be the lower of either (1) the payment standard for which the family is eligible based on family size; or (2) the payment standard which is applicable to the size of the home the family decides to purchase.

The payment standard for subsequent years will be based on the higher of the payment standard in effect at commencement of the homeownership assistance; or the payment standard in effect at the most recent regular reexamination of the family's income and size. The initial payment standard, for purposes of this comparison, shall not be adjusted even if there is a subsequent decrease in family size. NHA will request HUD approval of a higher payment standard, up to 120% of the published Fair Market Rent limit, where warranted, as a reasonable accommodation for a family that includes a person with disabilities.

Determining the Monthly Home Ownership Expense

Monthly homeownership expense includes all the following: principle and interest on the initial mortgage and any mortgage insurance premium incurred to finance the purchase and any

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refinancing of such debt; real estate taxes and public assessments; homeowners insurance; maintenance expenses per NHA allowance; cost of major repairs and replacement per NHA allowance (replacement reserves); utility allowance per NHA's schedule of utility allowances; principle and interest on mortgage debt incurred to finance major repairs, replacements or improvements for the home including changes needed to make the home accessible; and homeowner association dues, fee or regular charges assessed, if any. Homeownership expenses for a cooperative member may only include NHA approved amounts for the cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home; principle and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt; home insurance; the allowances for maintenance expenses, major repairs and replacements and utilities; and principal and interest on debt incurred to finance mayor repairs, replacement, or improvements, including changes needed to make the home accessible.

Payment to Family or Lender

NHA will provide the lender with notice of the amount of the housing assistance payment prior to close of escrow and will pay NHA's contribution towards the family's homeowner expenses directly to the family, unless otherwise required by the lender. The family will be responsible to submit the entire mortgage payment to the lender unless the lender requires direct payment of NHA's contribution or electronically the payments could be drawn from the bank for NHA and the participant.

Termination of Section 8 Home Ownership Assistance

A family's homeownership assistance may be terminated if the family fails to comply with its obligations under the Section 8 program, NHA homeownership policies, or if the family defaults on the mortgage. If required, the family must attend and complete ongoing home ownership and housing counseling classes. The family must comply with the terms of any mortgage incurred to purchase and for refinance the home. The family must provide with written notice of any sale or transfer of any interest in the home; any plan to move out of the home prior to the move; the family's household income and homeownership expenses on an annual basis; any notice of mortgage default received by the family; and any other notice which may be required pursuant to NHA home ownership policies. Except as otherwise provide in this section, the family may not convey or transfer the home to any entity or person other than a member of the assisted family while receiving homeownership assistance.

Occupancy of Home

Homeownership assistance will only be provided while the family resides in the home. If the family moves out of the home, NHA will not continue homeownership assistance commencing with the month after the family moves out. Neither the family nor the lender is obligated to reimburse the NHA for homeownership assistance paid for the month the family roves out.

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Changes in Income Eligibility

A family's homeownership assistance may be changed in the month following annual recertification of the household income, but participation in the Section 8 Homeownership Program shall continue until such as the assistance payment amounts to $0 for a period of six (6) consecutive months.

Maximum Term of Homeownership Assistance

The Section 8 assistance is limited to 15 years if the mortgage is 20 years or longer, 10 years if the mortgage is less than 20 years. These limits do not apply to elderly or disabled families. Families that qualify as elderly at the commencement of homeownership assistance are not subject to a maximum term limitation. Families that qualify as disabled families at the commencement of homeownership assistance or at any time during the provision of home ownership assistance are not subject to a maximum term limitation. If a disabled family or elderly family ceases to qualify as disabled or elderly, the appropriate maximum term becomes applicable from the date homeownership assistance commenced; provided, however, that such family shall be eligible for at least six additional months of assistance after the maximum term becomes applicable. The time limit applies to any member of the household who has an ownership interest in the unit during any time that homeownership payments are made, or if a spouse of any member of the household who has an ownership interest.

Procedure for Termination of Homeownership Assistance

A participant in the Section 8 Homeownership Program shall be entitled to the same termination notice and informal hearing procedures as set forth in the Administrative Plan of the NHA for participants enrolled in the Housing Choice Voucher Program.

Compliance Lien

Upon purchase of a home, the family must execute documentation as required by HUD and NHA, consistent with State and local law, securing NHA's right to recapture the homeownership assistance in accordance with this plan. The lien securing the recapture of homeownership subsidy may be subordinated to a refinanced mortgage.

Recapture of Homeownership Assistance

No recapture requirements.

Default on FHA-Insured Mortgage

If the family defaults on an FHA-insured mortgage, NHA may permit the family to move with continued Housing Choice Voucher assistance if the family demonstrates that it has: (a) conveyed title to the home to HUD or its designee, as required by HUD; and (b) moved from the home within the period established or approved by HUD.

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Waiver or Modification of Homeownership Policies

The Executive Director or designee of NHA shall have the discretion to waive or modify any provision of the HCV Homeownership Program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulation or directives.

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APPENDIX 5:
PROJECT-BASED ASSISTANCE (PBA) PROGRAM

Newark Housing Authority
Section 8 Administrative Plan Amendment
Project-Based Assistance (PBA)

The Newark Housing Authority (NHA) administers a Project-based Voucher program and may determine from time to time that circumstances exist that indicate that project basing of the units, rather than tenant basing of the same subsidy assistance is an appropriate option.

~~The~~Section 8 of the United States Housing Act of 1937, as amended, (Housing Act) and regulations at 24 Code of Federal Regulations part 983 (originally published 10-13-05) apply to Section 8 project-based assistance units. The proposed location of any project-based units must comply with the goals of deconcentrating poverty, expanding housing opportunities, and affirmatively furthering fair housing.

The NHA's project selection criteria are provided here and will be made available for public viewing. Under the Project Based Assistance (PBA) program, the NHA may enter into contracts with itself, its affiliates, or with private owners to use up to 20 percent of NHA's total Housing Choice Voucher subsidy funds in ~~particular~~ buildings. This is known as "project-basing" what are otherwise tenant-based vouchers.

The NHA can project-base Section 8 Housing Choice Voucher program vouchers without requiring owners to invest other funds in their property. Thus, the NHA can decide whether to project-base vouchers to encourage new construction and/or rehabilitation and/or to attach assistance to existing units to promote voucher utilization, expand housing choices and deconcentrate poverty.

(a) **Tenant Selection**.
In general, the NHA's tenant selection procedures for its tenant-based ~~programs~~voucher program apply ~~for~~to units assisted under the PBA Program. Except for units which are occupied by eligible tenants upon the commencement of the project based contract term, when a vacancy exists at a PBA site, the NHA will notify the next families on the NHA Section 8 waiting list. The NHA's letter to the applicants will also state that if the applicant is interested in residing in the vacant PBA unit that the applicant will not lose his/her place on the NHA's Section 8 waiting list until that person has ~~been~~ leased ~~in~~ the PBA unit.

All applicants indicating interest in the PBA units will be prescreened by the NHA for Section 8 eligibility and referred to the owner in chronological order ~~by~~in accordance with their date and time of application and any priority placement on the NHA's Section 8 waiting list. If the NHA referrals do not provide the owner with a suitable tenant for the unit within 30 days, the owner may refer a Section 8 eligible individual or family from the owner's waiting list to the NHA waiting list. ~~The referred family must meet the NHA's waiting list priority criteria.~~

Priority placements (also referred to as preferences) include the following preferences:

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1) A preference for disabled families who require services offered at a particular PBA project. This preference is site-specific, meaning it will only be for admission to a site offering the needed services. The preference includes but is not limited to a priority for families requiring HIV/AIDS case management and related supportive services for a site providing those services. The preference and supportive services will be indicated in the owner's tenant selection policy and will be incorporated into NHA's Administrative Plan to the extent required.

When referred by NHA to the owner, applicants must satisfy all NHA and HUD income limits and eligibility requirements. The owner is then responsible, prior to executing a lease with a tenant, for further screening the prescreened tenants that the NHA refers from its waiting list. The owner must choose a prescreened tenant for occupancy based on the owner's written tenant selection policy. The NHA must approve in writing the owner's tenant selection policy and any amendments to it. Project-based tenants pay 30% percent of their adjusted income for rent subject to exceptions. When a family is approved by the owner, the owner and the family will execute a lease with the owner.

For Rehabilitation or Existing projects, eligible in-place families will be given an absolute preference on the waiting list for units that become available. In order to be eligible for a unit in a PBA project, in- place families must be eligible for the PBA unit on the ~~proposal's selection~~date on which NHA selects the owner's proposal for PHA and must continue to be eligible after that date. In place families must be determined eligible by the NHA and referred to the owner by the NHA.

~~The owner chooses a tenant for occupancy based on their written tenant selection policy. The NHA must approve the owner's tenant selection procedures. When a family is approved by the owner, they will execute a lease with the owner.~~

(b) **Unit / Site Selection Policy**

Limit on Number of Units Assisted per ~~Building –~~ Project – Project-based assistance may be attached to up to 25% of the total number of units in a ~~building.~~project. For purposes of this limitation, NHA considers a "project" to include a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land. Units occupied by the disabled, elderly, or families receiving qualified supportive services are exempt from this ~~cap~~limitation on total PBA units in a project. The types of services that the NHA will deem eligible to qualify a project to meet HUD's definition of families receiving supportive services include, but are not limited to:

1) Household Training (~~e.g.:~~including homemaking, parenting skills, money management);
2) Job Training (including preparation and counseling, job development and placement, follow-up assistance after job placement, completion of FSS "Contract of Family Participation);
3) Self Sufficiency Services and Resources (~~appropriate~~assistance to ~~assist~~ families to achieve economic independence and self-sufficiency);
4) Remedial Education (education for the completion of Secondary or post-secondary education);
5) Substance Abuse Treatment (counseling and treatment for substance abuse)

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It is not necessary ~~that~~for the eligible supportive services to be provided at the PBA project or by the ~~project~~owner, if they are approved services. ~~Units where the family is receiving qualified supportive services are exempt from the 25% cap.~~ The NHA will require owners of ~~such~~ projects exempt from the 25% cap due to the provision of supportive services to submit an Annual Progress Report to ensure compliance with the ~~supportive service~~ exemption on the number of units per ~~building~~project. Failure to submit Annual Progress Reports may result in abatement of the HAP payment.

~~Prior to contracting, unit owners are responsible for selecting tenants that the NHA refers from its waiting list. When selected from the Section 8 waiting list, applicants must satisfy all NHA and HUD income limits and eligibility requirements. Project-based tenants pay 30% percent of their adjusted income for rent subject to exceptions.~~

The NHA will consider ~~a PBV site if it is consistent with~~selecting an owner's PBA proposal based on the following deconcentration goals:

- The housing site must be located in Newark and be consistent with the deconcentration goals already established in the NHA~~'~~'s PHA plan and with civil rights laws and regulations, including HUD's rules on accessibility at 24 CFR ~~8.4 (b) 950.~~part 8.
- The ~~NHA will evaluate each proposal based on whether the site is~~site may be located in an Enterprise Zone, Economic Community or Renewal Community (EZ/EC/RC);
- Whether the concentration of assisted units in the area will decrease or has decreased as a result of public housing demolition; ~~whether the census tract is undergoing significant revitalization;~~
- Whether the census tract in which the proposed project is located is undergoing significant revitalization;
- Whether government funding has been invested in the area in which the proposed project is located;
- ~~Whether government funding has been invested in the area; whether~~Whether new market rate units are being developed in the area which are likely to positively impact the poverty rate in the area;
- If the poverty rate in the area is greater than 20%, whether in the past five years there has been an overall decline in the poverty rate and
- Whether there are meaningful opportunities for educational and economic advancement in the area.
- The NHA will not limit proposals to a single site or impose restrictions that explicitly or practically exclude owners from submitting project-based proposals.

The NHA may restrict proposals to those that have a certain number of bedrooms based on waiting list or community need. The NHA will select ~~PBV~~PBA proposals based on a public competition. The NHA will issue a broad public notice in media of general circulation (including on the internet) of the opportunity for developer/owners to apply/respond to the Request for Proposals to attach project based assistance. Once selected for award, the NHA will promptly notify the owner and publish a public notice of the award in media of general circulation.

The selection criteria will be available at the Housing Authority for public viewing. The NHA may opt not to conduct a separate competition if proposals presented to the NHA were accepted

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as part of a different competition for federal funds (HOME, HOPE VI, and Tax Credit) within 3 years of the ~~PBV~~PBA proposal selection date. The original competition however cannot have considered the possibility of future ~~PBV~~PBA assistance, but the selection must be based on the project's merits at the time of the competition.

~~The~~At its discretion, the NHA may give a preference to Community Housing Development organizations or projects with Low Income Housing Tax Credits~~.~~ (LIHTCs). The NHA must determine that the proposed site meets all HUD "Site and Neighborhood" standards as defined at 24 CFR § 983.57

The NHA may submit an application to attach project-based assistance to ~~an existing structure which it owns. HUD will review the selection process in this case~~a structure or property that NHA or an NHA affiliate owns directly or indirectly. An NHA-owned unit will receive assistance under the PBA program only after HUD reviews the selection process used by NHA and ~~determine~~determines that the ~~HA~~NHA-owned units were appropriately selected based on the selection procedures specified ~~herein. The NHA must determine that the proposed site meets all HUD "Site and Neighborhood" standards as defined at 983.57~~in this plan.

Unless permitted by changes to the Housing Act, NHA will not award PBAs to the following types of units: (1) shared housing; (2) units on the grounds of a penal, reformatory, medical, mental, or similar public or private institution; (3) nursing homes or similar facilities (however, NHA may award PBAs to assisted living facilities); (4) units controlled or owned by an educational institution and designed for occupancy by students; (5) manufactured housing; (6) public housing units; (7) transitional housing; (8) units occupied by an owner of the housing; or (9) other unit types prohibited by the Housing Act or HUD regulations.

High rise elevator projects and cooperative housing *may* be selected to receive PBAs in accordance with recent modifications to Section 8 of the Housing Act (to be codified at 42 U.S.C. § 1437f(o)(13)(L)).

(c) **Procedures for Owner Submission of Proposals**

Except as described in Section (f) below, Owner proposals will be requested in ~~an~~a Request for Proposals (RFP) advertisement with a reasonable deadline. Owners will be sent ~~an~~a RFP application and information packet, which will contain the following:

- A description of the PBA ~~program at 24 CFR983~~
- Project selection criteria
- Sample program documents including payment standard schedule, utility allowance schedule and sample HAP agreement
- An application / proposal form.
- Information about application due date and date and time of bidders conference

A Bidders Conference will be provided for owners who would like additional information about the program or who need assistance in completing the proposal form.

(d) **Procedures for Selection of Proposals**

Initial Review and Screening of Proposals ~~.~~– Except as described in Section (f) below, the NHA will review only proposals submitted in response to the ~~Request for Proposals~~RFP advertisement

and submitted by the stated deadline. The NHA shall review proposals for completeness and compliance with an RFP's requirements. Proposals must include the following information (threshold requirements):

- Property description, including unit sizes, number of vacancies, eligible occupants.
- Evidence that property is eligible housing as defined at 24 CFR §§ 983.53 and 983.54,
- Evidence that property complies with the cap on the number of ~~PBV units per building (24 CFR 983.56)~~PBA units per project (24 CFR § 983.56, as modified recent changes to Section 8 of the Housing Act at 42 U.S.C. § 1437f(o)(13)(D)(i)).
- Evidence that property meets the site selection standards (24 CFR § 983.57).
- Owner certification indicating understanding and agreement to abide by all NHA and HUD rules and regulations governing the PBA program.
- Description of previous management experience and participation in HUD subsidized housing programs.
- Written tenant selection policy and procedures.
- Proposed rent levels accompanied by rent comparables for similar unassisted units in the area.
- Information on how the site is consistent with the deconcentration goals already established in the NHA's PHA plan and with civil rights laws and regulations, including HUD's rules on accessibility at 24 CFR ~~8.4 (b) 950.~~part 8.
- Owner's agreement to select tenants from the NHA waiting list
- An owner may not be debarred or suspended from participation in HUD programs
- Such other threshold requirements which NHA requires in a particular solicitation

~~Also~~Proposals for New Construction and certain Rehabilitation projects (as determined by NHA) must also include the following:

- Description of project including work plans.
- Zoning permits and evidence of site control
- Disclosure of ~~Low Income Tax Credit~~LIHTC use or lien.
- Statement~~-~~ of Sources and Uses for Funds to develop the project.
- Operating proforma.
- Descriptions of historic and environmental review status.
- Owner's plan to manage and maintain property~~.~~
- Such other threshold requirements which NHA requires in a particular solicitation

After this initial threshold review, the following ~~action~~actions will be taken:

1) **Incomplete proposals will not be processed.** If the owner fails to provide the needed information within a reasonable time, the proposal will be rejected. Proposals~~,~~ which would require permanent displacement of tenants~~,~~ will be rejected. Proposals ~~where there is~~that do not demonstrate site control will be rejected. Proposals where the property has liens attached and these liens are a result of the current owner's negligence will be rejected.

2) **Owners of rejected proposals will be notified in writing** of the reasons for rejection and will be offered an opportunity to discuss the rejection in person with NHA proposal evaluators.

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3) **The NHA will schedule initial inspections** of all sites and/or projects (as applicable) which meet the threshold requirements described above. In the case of an existing project, the NHA will inspect to determine that the minimum HQS standards are met using Federal Housing Quality Standards. For existing housing units or completed units owned by NHA or an affiliate, HUD or a HUD-approved independent entity will conduct the inspection.

4) **Based on this inspection, the NHA will review the general work and cost estimate** and determine that the project qualifies as a New Construction, Rehabilitation or Existing housing project. In the case of new construction and rehabilitation projects, specific work items needed to meet the $1,000 per unit rehab requirement will be documented by the NHA. ~~In the case of an existing project, the NHA will ensure that the minimum HQS standards are met using Federal Housing Quality Standards.~~ Included in this report will be a statement on the need for temporary relocation of tenants and an estimate of the time needed to complete construction.

5) **Upon ~~receipt~~conclusion of the above review, the NHA will conduct a feasibility analysis** for each project. The NHA will review the requested rents and supporting rent reasonableness information to determine if the rents are permissible under the PBA program. The NHA will determine that the rents approved are reasonable and comparable to private unassisted units. HUD or an independent entity approved by HUD will conduct the rent analysis described in this subsection for units that will be owned by NHA or an affiliate.

6) **Feasible proposals will be ranked** according to the following point system.

- Scope of Work: (New Construction and Rehabilitation projects only) 0 -25 points will be awarded for project feasibility based on scope of work and proposed period of completion.

- Location: 0-25 points will be awarded for projects located in low poverty areas with few affordable housing opportunities and which have easy access to community services, such as markets, schools, and public transportation.

  Greater point value will be awarded to projects which meet ~~more of~~ the ~~following~~ deconcentration and accessibility goals~~: The NHA will evaluate each proposal based on whether the site is in an Enterprise Zone, Economic Community or Renewal Community (EZ/EC/RC); whether the concentration of assisted units will or has decreased as a result of public housing demolition; whether the census tract is undergoing significant revitalization; whether government funding has been invested in the area; whether new market rate units are being developed in the area which are likely to positively impact the poverty rate in the area; if the poverty rate in the area is greater than 20% whether in the past five years there has been an overall decline in the poverty rate and whether there are meaningful opportunities for educational and economic advancement in the area.The NHA will only award PBV~~ described in Section (b) above. The NHA will only award PBA assistance to projects consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. The NHA will not limit proposals to a

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single site or impose restrictions that explicitly or practically exclude owners from submitting project-based proposals.

- Readiness to proceed: 0-20 points will be awarded to projects where there are no legal encumbrances; in-place tenants have indicated their willingness to proceed with renovations; proposed rehab is consistent with existing zoning; owner/developer has already completed development activities such as work write-ups, specifications, cost estimates, bids, financing commitments, Historic Commission approval, and 21 (e) hazardous waste approval.

- Owner Experience and Written Tenant Selection Policy and Procedures: 0-10 points will be awarded for projects where owner / development team has previous experience doing similar work; owner has demonstrated capability to self-manage or has professional management.

- Project Location and amenities (0-10 points)

- CHDOs or projects with LIHTCs (0-10 points).

- Other criteria described in an RFP

7) **Notification of Owners**
Owners whose proposals have been approved will be promptly notified in writing of their acceptance and the number and size of the units which will be assisted. In each selection phase, letters to owners whose proposals have been selected will state that they have 30 days in which to complete any incomplete or deficient aspects of the proposal. For New Construction and Rehabilitation projects, the owners will within a reasonable time:

- Submit final specifications for construction/rehab
- Determine a contractor
- Secure general financial commitment letters
- Sign an agreement with the NHA stating willingness to participate in program and to agree to long term leasing covenants.

8) **Execution of Agreement to Enter into a Housing Assistance Payments (AHAP)** ~~Contract Execution All~~ : New Construction / Rehab ~~PBV units require the owner/project sponsor to enter into an AHAP contract with the NHA~~PBA units may be included in an AHAP executed prior to any demolition and/or construction and between the owner/project sponsor and the NHA. An AHAP contract will not be necessary for an Existing project. An AHAP contract cannot be executed until the following actions are completed and approved by HUD, where applicable:

- A subsidy layering review (SLR) for any project that has any other government assistance from federal, state or local agencies, including tax concessions and tax credits. The SLR must be performed by HUD, or an agency designated by HUD. ~~Although an NHAP contract is not necessary, a SLR will be required of~~If an SLR has already been performed by a tax credit allocating agency or another state or local agency, that SLR

will be acceptable with no need for an additional SLR. In accordance with recent changes to Section 8 of the Housing Act, a SLR is not required for an Existing project.

- An environmental review (ER) performed by the "responsible entity" (RE) designated by the city/town or state, or, a certification by the RE that a review is not required.

9) **Housing Assistance Payments (HAP) Contract Execution**
The NHA may enter into a Housing Assistance Payments (HAP) Contract for a maximum of ~~ten~~fifteen years contingent upon annual appropriations. Further, at its discretion the NHA can extend contract periods to achieve long-term housing affordability or increased housing opportunities ~~up to an aggregate total term of 15~~for additional terms of up to fifteen years per extension. Extensions will be granted ~~within one year before HAP expiration. The~~at NHA's discretion during the term of the HAP Contract.

In accordance with the terms of the HAP Contract, the NHA will pay the difference between the tenant rent (roughly 30% of gross income) and the approved rent for the unit directly to the owner on a monthly basis. The ~~Section 8 project based contract rent may not exceed rents charged for comparable units in the private unassisted market and shall be approved by the NHA. The Section 8 project based~~PBA contract rent may not exceed rents charged for comparable units in the private unassisted market, ~~and~~ shall be consistent with HUD regulations found at 24 CFR 983, subpart G, Rent to Owner, and shall be approved by the NHA.

At NHA's discretion, and subject to all PBA requirements, a HAP Contract may be amended to substitute a different unit with the same number of bedrooms in the same building for a previously covered contract unit. At NHA's discretion, and subject to the 25% cap on units in certain projects, a HAP contract maybe amended during the three years following execution of it to add additional PBA contract units in the same building. A new RFP will not be required for the amendment to add units to the HAP contract. The anniversary and expiration dates for the HAP Contract for the additional units must be the same as the anniversary and expiration dates of the HAP Contract term for the PBA units which were originally under the contract.

(e) **Summary of Other Important Project-based Assistance Program Regulations.**
The following is a summary of other important HUD PBA ~~regulations published on October 13, 2005.~~requirements:

- PBA vouchers remain "mobile": After one-year families have the option to leave the PBA unit and receive a tenant-based voucher. The NHA will supply the owner with a referral for a new PBA tenant. Families who wish to relocate with continued assistance must inform the owner and the NHA in writing not less than 30 days prior to the date they plan to vacate the unit. The NHA will then place the family on a Mobile PBA Voucher Waiting list according to the date and time of receipt by the NHA of written notification of the family's 30 day notice of intent to vacate. The NHA will issue the next available tenant based voucher to families on the Mobile PBA voucher waiting list ~~before proceeding to~~and will prioritize those vouchers over issuing vouchers from its regular ~~section~~Section 8 waiting list. Families from the regular Section 8 waiting list who have

been notified of an eligibility appointment for a tenant based voucher will not be delayed from receiving their voucher.

- Inspections: Inspections for the entire building will occur at the same time annually.
- Rent: The ~~voucher~~contract rent may never be set higher than what is reasonable in comparison to the unassisted market. The maximum rent is the same as the maximum payment standard approved for the Section 8 tenant-based voucher program or any other HUD approved exception rent. ~~Additional rent restrictions for tax credit properties may be found at 24 CFR 983.301.~~ PBA rents for LIHTC properties may exceed tax credit rents, so long as NHA approves the PBA rents and they do not exceed the maximum payment standard. Effect on rent to owners where there is other subsidy is described at 24 CFR ~~983.304.~~ § 983.304. An independent entity approved by HUD will determine the reasonable rents for PBA units owned by NHA or an affiliate.
- Rent Increases: Rent ~~Increases~~increases during the term of the ~~contract~~HAP Contract may be approved by the NHA so long as the increased rents do not exceed the maximum and NHA determines that they are reasonable.
- Vacancy Payments: The NHA may pay the owner vacancy payments for up to 60 days if the provisions of vacancy payments is included in the HAP Contract.
- ~~High Rise Elevator. If the project is a high-rise elevated building that will house families with children, HUD must approve the site, based on criteria that indicate that "there is no practical alternative" for family housing in the community.~~
- Davis Bacon Wage Rates If ~~PBV~~PBA assistance will be attached to nine or more units in a project the Davis-Bacon (D-B) Wage Rate Schedule, available online at http://www.access.gpo. gov/davisbacon will apply.

(f) **Exceptions to RFP process**

NHA may award PBAs to a property without issuing a new RFP if the proposal for a particular project was competitively selected under another federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposals if: (1) the competitive selection under the other program occurred within three years of NHA's PBA award to the property AND (2) the earlier competitive selection proposal did not involve any consideration that the project would receive PBA assistance. Examples of other competitive selections for a project include, but are not limited to, LIHTC competitive awards, HOME awards, and NHA HOPE VI or other development awards. This exception applies both to owners and NHA-units who meet the criteria described in this Section (f).

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Latest financial audit (Attachment C)

Financial Statements

March 31, 2007 and 2006

With Independent Auditors' Report

Housing Authority of the City of Newark
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March 31, 2007 and 2006

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Additional Offices in New Jersey
and Pennsylvania

Independent Auditors' Report

To the Board of Commissioners of the
Housing Authority of the City of Newark

We have audited the accompanying combined statements of net assets of the Housing Authority of the City of Newark as of March 31, 2007 and 2006, and the related combined statements of revenue, expenses and changes in net assets and cash flows for the years then ended. These financial statements are the responsibility of the authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provided a reasonable basis for our opinion.

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the combined financial position of the Housing Authority of the City of Newark as of March 31, 2007 and 2006, and the combined changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

The accompanying required supplementary information such as Management's Discussions and Analysis on pages 3 through 20 is not a required part of the basic financial statements but is supplementary information required by the Government Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 7, 2007 on our consideration of the Housing Authority of the City of Newark's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of this report is to describe the scope of our testing and not to provide an opinion on the internal control over financial reporting or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

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Our audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying supplementary schedules of expenditures of federal awards, completed program costs, findings and questioned costs, prior audit findings and questioned costs and financial data schedules are presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations,* and are also not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

W-D-B

December 7, 2007
Toms River, New Jersey

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis
Fiscal Year Ended March 31, 2007

Introduction

Our mission is to invest in our families by building and maintaining affordable housing to encourage economic independence and healthy communities.

Since Newark Housing Authorities ("NHA" or the "Authority") inception in 1938, the Authority has been providing safe, decent, and affordable housing to thousands of families in the City of Newark. Today, we serve more than 7,800 families through our Low Income Housing Program, in addition to the approximately 5,200 families whom we assist through the housing choice vouchers, mod rehabs, and contract units that we administer. When we look at the tens of thousands of families on the waiting list for housing assistance, we become all the more conscious of the seriousness of our responsibility to our community, and the challenges that we face in light of dwindling resources.

The NHA's discussion and analysis offers readers of the Authority's financial statements a narrative overview and analysis of our financial activities for the fiscal year ended March 31, 2007. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, and in the financial statements and notes to the financial statements (which immediately follow this discussion).

Any questions concerning the information provided in this discussion or requests for additional information should be addressed to the Authority's Executive Director and/or Chief Financial Officer.

Overview of the Financial Reports

This annual report consists of three parts – Management's Discussion and Analysis (this section), the Basic Financial Statements, and Supplementary Information that further explains and supports the information in the financial statements.

- ***Management's Discussion and Analysis*** – The Management's Discussion and Analysis is intended to serve as an introduction to the Authority's Basic Financial Statements. The Authority's Basic Financial Statements and Notes to Financial Statements included in this report were prepared in accordance with Generally Accepted Accounting Principles (GAAP) applicable to governmental entities in the United States of America for Proprietary Fund types.

- ***Combined Statements of Net Assets*** - Include all of the Authority's assets and liabilities and provide information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net assets will serve as a useful indicator of whether its financial health is improving or deteriorating.

- ***Combined Statements of Revenues, Expenses, and Changes in Net Assets*** - Report the Authority's revenues by source and its expenses by category to substantiate the change in net assets for the year. This statement measures the success of the Authority's operations over the past year.

- ***Combined Statements of Cash Flows*** – Report the Authority's cash receipts and cash payments during the year, and provides information about the Authority's operating, investing, and financing activities.

- ***Notes to the Combined Financial Statements*** – Provide additional information that is essential to a full understanding of the data provided in the Basic Financial Statements. The Notes to Financial Statements can be found in this report after the Basic Financial Statements.

- ***Supplementary Information*** – Reports the schedule of expenditures of Federal awards and is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-profit Organizations.

NHA Program Overview

Conventional Low-Income Public Housing - Under the Conventional Low-Income Public Housing Program, the Authority rents apartments that it owns to low-income households. Currently, the Authority owns approximately 7,800 units in 45 developments which are located in almost every neighborhood in the City of Newark. There are 10 elderly/disabled and 34 family developments, which include scattered site developments throughout the city. The City of Newark includes the neighborhoods of the West Ward, South Ward, North Ward, Central Ward and the Ironbound. The waiting list for families is currently closed. The Conventional Low-Income Public Housing Program is operated under an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD).

HUD provides operating subsidy to allow the Authority to offer housing to qualified tenants at a rent that is approximately 30% of household income. Per HUD regulations, the Authority has also instituted the "flat rent" option to tenants who qualify. The current flat rents are based on market area and property type. The NHA has experienced substantial funding cuts to the operating funding over the past several years and now is facing even further cuts with the new "Asset Based Management" regulations. The Authority is considered a "Loser" or "Decliner"

under the new regulation with $8,824,928 dollars of funding in jeopardy; this is prior to annual pro-ration from HUD. The Authority is taking steps to reduce the impact of future deficits through implementation to asset based management, energy conservation, expense reduction, improved efficiency, program compliance and accountability in everything we do.

Housing Choice Voucher Program - Under the Housing Choice Voucher Program (HCVP) formerly Section 8, the NHA administers contracts with independent landlords that own the properties. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. This program is also administered under an ACC with HUD, whom provides annual contributions to enable the Authority to structure a lease that sets the participants' rent at approximately 30% of household income.

The Authority's HCVP has grown very rapidly over the past few years, because of the overwhelming need for housing the NHA HCVP waiting list was closed until further notice on April 19, 2002. The NHA management staff was unable to stabilize the operation of the HCVP and therefore the local HUD office contracted with a firm to assist the NHA with correcting program deficiencies. NHA is currently operating under a memorandum of agreement with HUD and could possibly experience large funding cuts for the HCVP housing assistance payments and administrative fees, if the Authority should continue to fail the SEMAP scoring system. The Authorities management is working diligently to improve program operations.

Capital Fund Program - The Capital Fund Program is the primary funding source for physical and operational improvements to the Authority's properties. Due to the reduction of capital funding approved by HUD and the new Asset Based Management regulations that impact the allowable expenditures of capital dollars, the Authority is focusing on timely obligation of dollars and becoming Asset Based Management compliant.

Public Housing Development Program - NHA participates in numerous development projects with private developers to provide turnkey public housing to qualified low income persons. Funding from this program is primarily provided by HUD with other private or governmental funds to create additional affordable housing.

The aggressive developmental initiatives undertaken by the Authority have added several hundreds of beautiful new townhouses to the portfolio of the Authority. These townhouses not only provide decent, safe, and sanitary housing to the tenant's, but also give a facelift to the areas of the city where they are located.

RHF Funds - The Authority obtained approval from HUD for second 5-year Replacement Housing Factor (RHF) funding covering Fiscal Years 2003-2007. The Replacement Housing Plan will fund approximately 220 replacement public housing units using $37.6 million of HUD RHF funding and $9.3 million of leveraged, non-HUD funds.

Brick Towers – The Authority has completed the relocation of residents from the Brick Towers Complex located at 685-715 MLK Boulevard and 83 Milford Ave. and has begun board-up and

removal of scrap from this site. Keith D. Kinard, Executive Director announced a new vision for Brick Towers last October 25, 2006. The new vision includes plans for constructing three magnificent buildings having mixed income rental housing, retail and office space, and underground parking. The long-term goal to demolish this structure and to construct new housing with the HUD approved grant of $12.3 million along with other leveraged funds is scheduled to begin as early as December 2007.

HOPE VI (Housing Opportunity for People Everywhere) Program – The HOPE VI program has served a critical role in the Newark Housing Authorities efforts to transform Public Housing.

The program, which became HOPE VI, has been HUD's flagship public housing initiative since 1992. Touting HOPE VI as "more than bricks and mortar," HUD lays out five objectives for the program:

- Changing the physical shape of public housing by replacing the worst public housing developments with apartments or townhouses that become part of their surrounding communities.
- Reducing concentrations of poverty by encouraging a greater income mix among public housing residents and by encouraging working families to move into public housing and into new market-rate housing being built as part of the neighborhoods where public housing is located.
- Establishing support services to help public housing residents get and keep jobs.
- Establishing and enforcing high standards of personal and community responsibility.
- Forging broad-based partnerships in planning and implementing improvements in public housing.

In 1999, HUD awarded a $35 million HOPE VI grant to the Authority for the relocation, demolition, and revitalization of Stella Wright Homes. The grant funded the development of new housing units on the former Stella Wright, Hayes, and Scudder Homes public housing sites in addition to some other parcels owned by the Authority.

The grant involved the relocation of approximately 764 households and demolition of 1,206 apartments in seven high-rise buildings. The Grant originally contemplated the construction of 755 units of low-rise mixed-income rental and home ownership housing in the Central Ward of Newark. This number has been ratcheted down due to the passage of time and the failure of certain anticipated funding sources to become available. The total number of units developed as the Stella Wright Homes Revitalization Plan is 595.

In 1993, HUD awarded a $49.9 million Hope VI grant to the Authority that was used to relocate, demolish and replace the former Archbishop Walsh Homes public housing. Walsh Homes was a

46-year old, 630-unit family development located in the North Ward of the City of Newark. The revitalization program that was started in 1995 proposed that the development take place in different segments and phases. Due to the continued phasing of this project the actual number of units to be constructed has not been determined.

Business Activities

These are programs that utilize non-HUD resources derived from a variety of activities. The Authority operates the business type activities with the proceeds from sale of land and rental income from commercial property as well as proceeds from loans made to developers in connection with Hope VI, Development and Capital Fund grants.

Financial Highlights

- The total assets of NHA exceeded its liabilities at March 31, 2007, by $408,442,032 (net assets). Of this amount, $136,140,307 may be used to meet the authority's ongoing obligations to the general public and creditors.

- The authority's total net assets increased by $32,353,792 during the fiscal year ended March 31, 2007, the increase (decrease) by program is highlighted below:

o Low-Income Public Housing	$(18,519,662) decrease
o Housing Choice Voucher Program	$ 7,174,964 increase
o Section 8 New Construction	$ 46,526 increase
o Section 8 Moderate Rehab	$ 15,908 increase
o Capital Fund Program	$ 28,143,301 increase
o Development	$ 13,443,068 increase
o Hope IV	$ 1,060,600 increase
o Resident Opportunity and Supportive Services	$ (1,085) decrease
o State and Local Programs	$ (13,534) decrease
o Business Activities	$ (29,528) decrease
o Component Units	$ 1,033,234 increase

- At the end of the current fiscal year, ending net assets for the:

  - Low-Income Public Housing Program was $231,213,999. Approximately fifty-seven (57) percent of the Authority's total net assets.
  - Housing Choice Voucher Program was $15,219,458. Approximately four (4) percent of the Authority's total net assets.
  - Section 8 New Construction Program was $451,040. Approximately zero (0) percent of the Authority's total net assets.
  - Section 8 Moderate Rehab Program was $132,535. Approximately zero (0) percent of the Authority's total net assets.

Financial Highlights (continued)

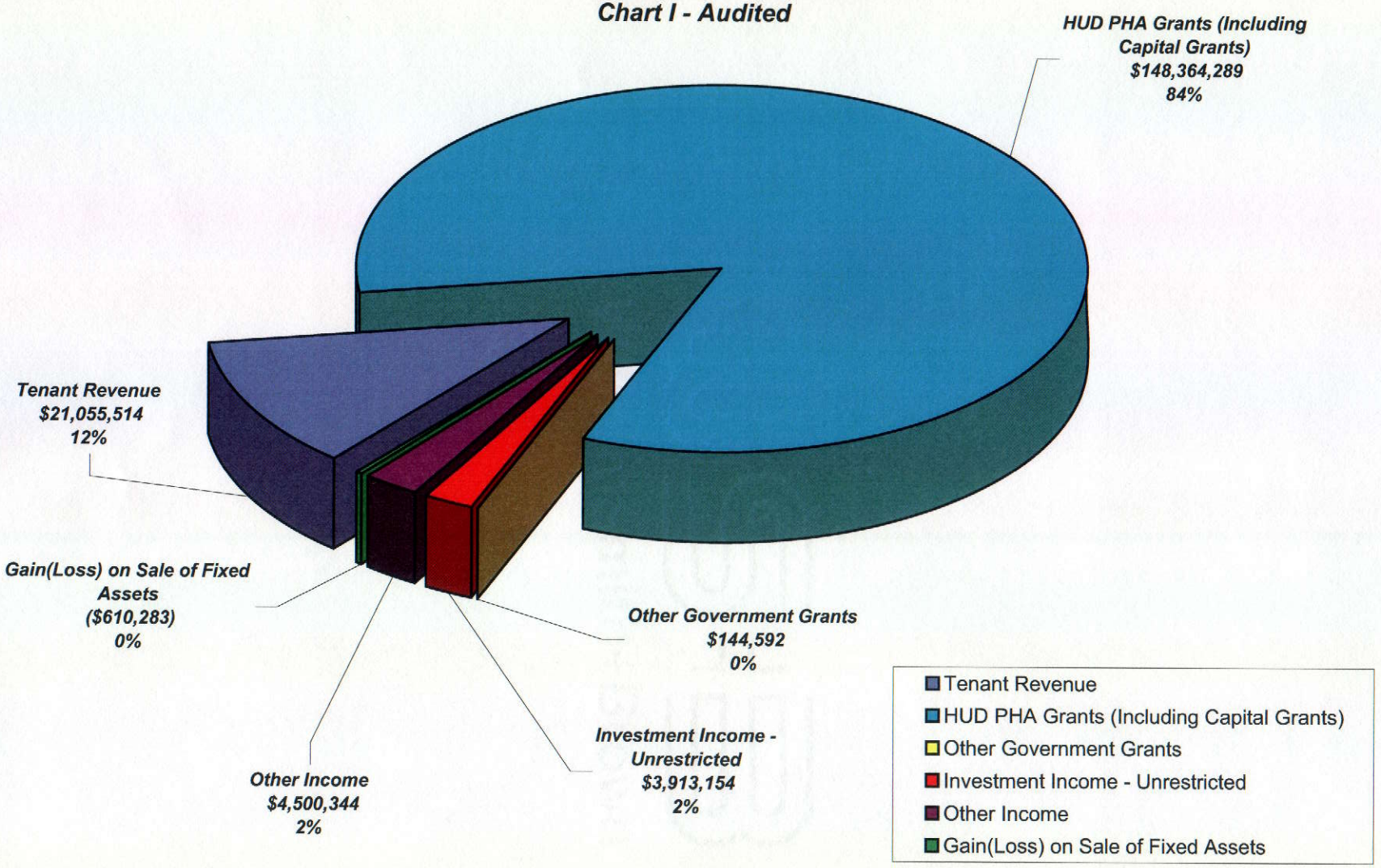
- Capital Fund Grant Program was $41,200,594. Approximately ten (10) percent of the Authority's total net assets.
- Development Program was $17,954,175. Approximately four (4) percent of the Authority's total net assets.
- Hope VI Program was $58,992,464. Approximately fourteen (14) percent of the Authority's total net assets.
- Resident Opportunity & Supportive Services Program was $258. Approximately zero (0) percent of the Authority's total net assets.
- State and Local Programs was $40,074. Approximately zero (0) percent of the Authority's total net assets.
- Business Activities was $20,123,266. Approximately five (5) percent of the Authority's total net assets.
- Component Units was $23,114,169. Approximately six (6) percent of the Authority's total assets.

➢ Table I on page 9 gives a more detailed review of the Revenues, Expenses and Change in Net Assets – By program. For the reason that some federal funds are restricted for certain program use this table will allow the reader to analyze the agency at the program level.

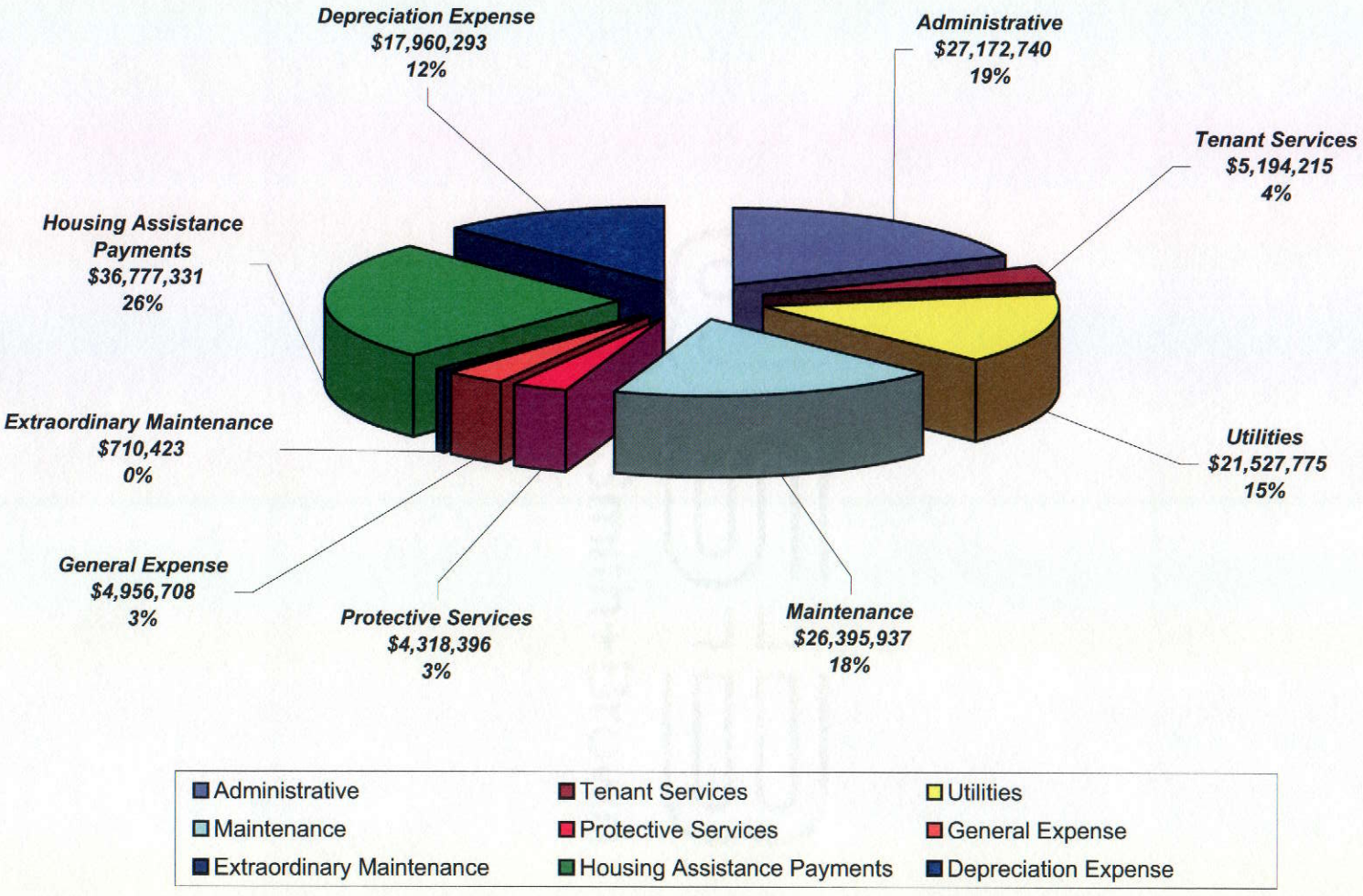
Table I
Housing Authority of the City of Newark
Revenues, Expenses and Change in Net Assets - By Program Audited
For The Fiscal Year Ended March 31, 2007

	Low-Income Public Housing	Housing Choice Vouchers	Section 8 New Constr.	Section 8 Moderate Rehab	Capital Fund Grant	Development	Hope VI	Resident Opportunity and Supportive Services Program	State and Local	Business Activities	Component Units	Total
Tenant Revenue	$ 19,170,921	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,483	$ 1,830,110	$ 21,055,514
HUD PHA Grants (Including Capital Grants)	45,042,147	38,038,789	9,569,645	75,423	38,185,187	15,344,340	1,987,196	121,562	-	-	-	148,364,289
Other Government Grants	-	-	-	-	-	-	-	-	144,592	-	-	144,592
Investment Income - Unrestricted	2,067,878	648,827	14,432	14,033	-	-	-	-	-	256,618	911,366	3,913,154
Other Income	1,492,921	24,491	-	-	1,000,707	343,927	898,451	-	-	730,712	9,135	4,500,344
Gain(Loss) on Sale of Fixed Assets	(382,286)	-	-	-	-	-	(227,997)	-	-	-	-	(610,283)
Total Revenue	***67,391,581***	***38,712,107***	***9,584,077***	***89,456***	***39,185,894***	***15,688,267***	***2,657,650***	***121,562***	***144,592***	***1,041,813***	***2,750,611***	***177,367,610***
Administrative	17,761,583	3,319,548	232,211	5,603	2,665,723	1,914,580	541,856	6,381	198	388,853	336,204	27,172,740
Tenant Services	1,808,210	42,193	-	-	2,690,704	126,976	170,667	115,181	144,394	80,167	15,723	5,194,215
Utilities	20,824,286	-	-	-	-	-	7,390	-	-	195,678	500,421	21,527,775
Maintenance	20,479,133	-	-	-	5,248,282	51,994	9,961	-	-	189,301	417,266	26,395,937
Protective Services	3,928,879	133,861	-	-	-	-	-	-	-	151,201	104,455	4,318,396
General Expense	4,343,431	508,550	-	-	-	-	-	-	-	62,197	42,530	4,956,708
Extraordinary Maintenance	665,507	-	-	-	44,916	-	-	-	-	-	-	710,423
Housing Assistance Payments	-	27,404,046	9,305,340	67,945	-	-	-	-	-	-	-	36,777,331
Depreciation Expense	16,100,214	128,945	-	-	392,968	151,649	867,176	1,085	13,534	3,944	300,778	17,960,293
Total Expenses	***85,911,243***	***31,537,143***	***9,537,551***	***73,548***	***11,042,593***	***2,245,199***	***1,597,050***	***122,647***	***158,126***	***1,071,341***	***1,717,377***	***145,013,818***
Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers From/To Primary Government	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources(Uses)	-	-	-	-	-	-	-	-	-	-	-	-
Change in Net Assets	***(18,519,662)***	***7,174,964***	***46,526***	***15,908***	***28,143,301***	***13,443,068***	***1,060,600***	***(1,085)***	***(13,534)***	***(29,528)***	***1,033,234***	***32,353,792***
Beginning Net Assets	210,059,177	8,044,494	404,514	116,627	13,394,121	34,374,211	57,798,426	1,343	50,157	29,764,235	22,080,935	376,088,240
Transfer of Equity	39,674,484	-	-	-	(336,828)	(29,863,104)	133,438	-	3,451	(9,611,441)	-	-
Ending Net Assets	***$ 231,213,999***	***$ 15,219,458***	***$ 451,040***	***$ 132,535***	***$ 41,200,594***	***$ 17,954,175***	***$ 58,992,464***	***$ 258***	***$ 40,074***	***$ 20,123,266***	***$ 23,114,169***	***$ 408,442,032***

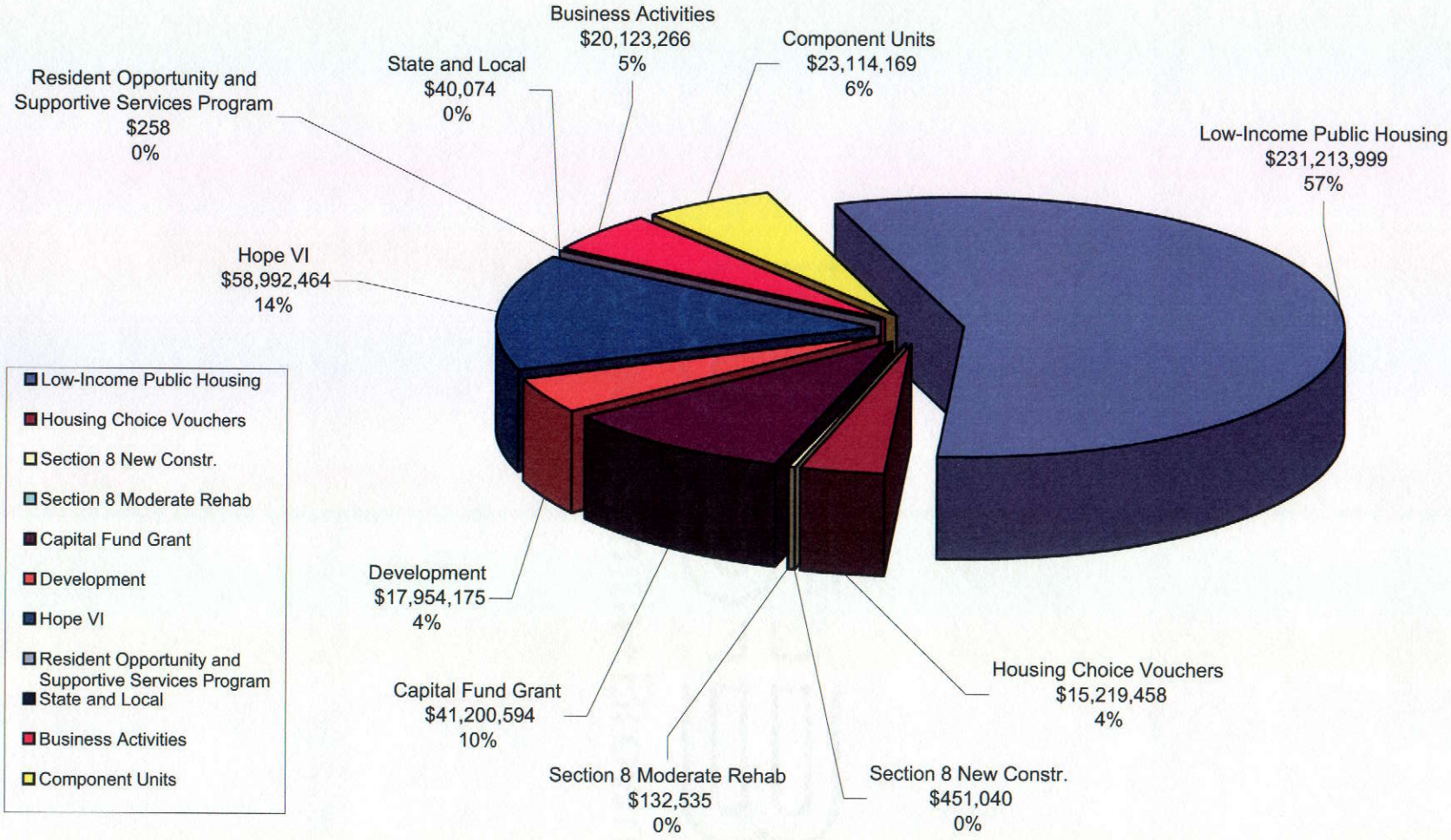
Total Revenues March 31, 2007
Chart I - Audited



Total Expenses March 31, 2007
Chart II - Audited



Program Ending Net Assets March 31, 2007
Chart III - Audited



Financial Analysis of the Authority

Statement of Net Assets

Net Assets may serve over time as a useful indicator of an agencies financial position. The Authorities net assets totaled $408,442,032 at March 31, 2007. NHA's overall financial position has improved in comparison to total net assets of $376,088,240 at March 31, 2006. The net increase of $32,353,792 is discussed in the following paragraphs. Table II on page 14 reflects the Combined Statements of Net Assets for 2007 and the previous year comparable data.

Assets

NHA's total assets stand at over $444 million as of March 31, 2007 (up from nearly $415 million at March 31, 2006). Of this amount, $272.3 million is accounted for by capital assets (down from $274.8 million in 2006).

Of the remaining NHA assets, approximately $86.1 million were accounted for in cash, cash equivalents and investments (up from $81.9 million in 2006), $9.1 million in accounts receivable (down from $10.1 million in 2006), $69.5 million in notes receivable (up from $43.3 million in 2006), and $7.4 million spread among miscellaneous assets (compared to $4.7 million in 2006).

Liabilities

At March 31, 2007, the NHA had outstanding liabilities of $36 million (a decrease from $38.9 million in 2006). Of this amount over $7.6 million is account for by long-term liabilities (an increase from $7.1 million in 2006).

Of the total remaining NHA liabilities, approximately $6.3 million were account for in accounts payable (a decrease from $8.3 million in 2006), $11.5 million in accrued liabilities (down from $13.3 million in 2006), $3.2 million in accounts payable to HUD and other governments (up from $3.6 million in 2006), and $7.4 million spread among other miscellaneous liabilities (compared to $6.7 million in 2006)

Over half $272.3 million (66.74%) of the NHA's net assets reflect its investment in capital, less any outstanding related debt used to acquire those assets. The NHA's capital assets are used to provide services to citizens. Consequently, investments in capital are not available for future spending. Although the NHA's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The balance of $136.1 million (unrestricted net assets), represents the amount that may be used to meet the Agency's ongoing obligations.

Table II

Housing Authority of the City of Newark
Combined Statements of Net Assets - Audited
As of March 31, 2007 and 2006

	2007	2006	Total Change	% Change
Current Assets	$ 98,638,906	$ 95,095,097	$ 3,543,809	3.73%
Capital Assets, Net of Accumulated Depreciation	272,301,725	274,854,160	(2,552,435)	-0.93%
Other Non-current Assets	73,534,569	45,095,331	28,439,238	63.06%
Total Assets	***$ 444,475,200***	***$ 415,044,588***	***$ 29,430,612***	***7.09%***
Current Liabilities	$ 28,390,872	$ 31,854,164	$ (3,463,292)	-10.87%
Noncurrent Liabilities	7,642,296	7,102,184	540,112	7.60%
Total Liabilities	***36,033,168***	***38,956,348***	***(2,923,180)***	***-7.50%***
Invested in Capital Assets, Net of Related Debt	272,301,725	274,854,160	(2,552,435)	-0.93%
Restricted Net Assets	-	42,241,698	(42,241,698)	-100.00%
Unrestricted Net Assets	136,140,307	58,992,382	77,147,925	130.78%
Total Net Assets	***408,442,032***	***376,088,240***	***32,353,792***	***8.60%***
Total Liabilities & Net Assets	***$ 444,475,200***	***$ 415,044,588***	***$ 29,430,612***	***7.09%***

Financial Analysis of the Authority (continued)

Combined Statements of Revenues, Expenses and Change in Net Assets

The Authority's total net assets increased by over $40.8 million in 2007, key elements in changes in net assets are shown in Table III on page 17.

Operating Revenues

Total operating revenues for NHA were over $164.3 million, an 11.06% increase ($16.4 million) from 2006 total revenues. HUD Operating revenues increased over 13.01% ($15.9 million) and accounted for 84% of total revenue. Tenant revenue increased approximately 1% ($0.8 million), and account for 12% of total revenue. The remaining 4% of revenues were provided by other miscellaneous income.

Operating Expenses

Total operating expenses for the NHA were over $144.6 million, a decrease of over $7.8 million from 2006 (5.8% decrease).

In evaluating the total operating expenses, you will find that:

- $36,777,331, or (26%) of the Authority's expenses are housing assistance payments to landlords.
- $27,172,740 or (19%) of the Authority's expenses are administrative costs that include all non-maintenance and non-resident service, personnel costs (including benefits and accrued leave), legal costs, auditing costs, travel and training costs, and other administrative costs such as supplies, telephone expense, etc.
- $21,527,775, or (15%) of the Authority's expenses are utility costs which include, water, gas, electric, and sewage. This is a decrease over the prior year due to conservation effort.
- $26,395,937, or (18%) of the Authority's expenses are maintenance costs incurred to maintain Authority-owned apartments and to make vacant apartments available for occupancy. Costs include personnel costs, materials used to maintain the apartments, contract for waste management and telephone/radio service, etc.
- $17,960,293, or (12%) of the Authority's expenses are depreciation expense on fixed assets (i.e. building, equipment, etc.).

Financial Analysis of the Authority (continued)

Combined Statements of Revenues, Expenses and Change in Net Assets (continued)

Operating Expenses (continued)

- $4,318,396, or (3%) of the Authority's expenses are protective services costs that include labor, materials and contract costs incurred in connection with providing protective services for Authority communities and tenants.

- $4,956,708, or (3%) of the Authority's expenses are general expenses that include insurance expense, payment in lieu of taxes (pilot), and other miscellaneous costs.

- $5,194,215, or (4%) of the Authority's expenses include tenant services costs associated with services provided to Authority residents (i.e. transportation, training, etc).

- $710,423, or (0%) of the Authority's expenses are extraordinary maintenance expense that includes labor, materials and supplies, expendable equipment, and contract work of repairs, replacements, and rehabilitation of such substantial nature that the work is clearly not a part of the routine maintenance and operating program (i.e. replacement of all or a substantial portion of gas and heating lines or regarding and rehabilitation of grounds, etc).

Table III

Housing Authority of the City of Newark

Combined Statements of Revenues, Expenses and Change in Net Assets - Audited

For the Years Ended March 31, 2007 and 2006

	2007	*2006*	*Total Change*
Tenant Revenue	$ 21,055,514	$ 20,299,237	$ 756,277
HUD Operating Grants	138,638,717	122,671,999	15,966,718
Other Government Grants	144,592	195,403	(50,811)
Other Revenues	4,500,344	4,803,409	(303,065)
Total Operating Revenues	***164,339,167***	***147,970,048***	***16,369,119***
Administrative	27,172,740	28,387,720	(1,214,980)
Tenant Services	5,194,215	3,265,710	1,928,505
Utilities	21,527,775	24,747,891	(3,220,116)
Maintenance	26,395,937	23,841,879	2,554,058
Protective Services	4,318,396	6,695,012	(2,376,616)
General Expense	4,568,940	4,921,582	(352,642)
Extraordinary Maintenance	710,423	710,026	397
Housing Assistance Payments	36,777,331	41,803,337	(5,026,006)
Depreciation	17,960,293	18,061,484	(101,191)
Total Operating Expenses	***144,626,050***	***152,434,641***	***(7,808,591)***
Net Income (Loss) From Operations	***19,713,117***	***(4,464,593)***	***24,177,710***
Investment Income	3,913,154	3,461,969	451,185
Interest Expense	(387,768)	(389,261)	1,493
Capital Grant Revenues	9,725,572	2,590,197	7,135,375
Loss On Investment In Leased Property	-	(7,333,724)	7,333,724
Loss On Disposition Of Fixed Assets	(610,283)	(1,839,426)	1,229,143
Net Non-Operating Revenues (Expenses)	***12,640,675***	***(3,510,245)***	***16,150,920***
Net Income (Loss) Before Transfers	***32,353,792***	***(7,974,838)***	***40,328,630***
Transfer of Equity	-	-	-
Transfer To Sub-Grantee	-	(500,000)	500,000
Increase (Decrease) In Net Assets	32,353,792	(8,474,838)	40,828,630
Beginning Net Assets	376,088,240	384,563,078	(8,474,838)
Prior Period Adjustments	-	-	-
Ending Net Assets	***$ 408,442,032***	***$ 376,088,240***	***$ 32,353,792***

Financial Analysis of the Authority (continued)

Capital Assets

NHA's total investment in capital assets, including construction in progress, as of March 31, 2007, amounts to over $272.3 million (net of accumulated depreciation). This investment in capital assets includes land, buildings, system improvements, machinery and equipment, infrastructure, and construction in progress.

Of the total capital assets, approximately $82.3 million were accounted for in land (up from $79 million in 2006), $394.9 million in buildings (up from $381.4 million in 2006), and $24.4 million in furniture and equipment (compared to $16.9 million in 2006).

The authority's accumulated depreciation on capital assets was $229,250,656 in 2007 compared to $211,448,247 in 2006. Overall capital assets decreased over $2.5 million.

Table IV
Housing Authority of the City of Newark
Capital Assets - Audited
As of March 31, 2007 and 2006

	2007	2006	Total Change	% Change
Land	$ 82,265,977	$ 78,990,921	$ 3,275,056	4.15%
Construction in Progress	-	8,939,777	(8,939,777)	-100.00%
Buildings	394,859,008	381,435,805	13,423,203	3.52%
Furniture and Equipment	24,427,396	16,935,916	7,491,480	44.23%
	501,552,381	486,302,419	15,249,962	3.14%
Accumulated Depreciation	(229,250,656)	(211,448,247)	(17,802,409)	8.42%
Total Capital Assets	***$ 272,301,725***	***$ 274,854,172***	***$ (2,552,447)***	***-0.93%***

Economic Factors and Events Affecting Operations

There have been a series of State and Federal legal changes that have an ongoing impact on future finances of the NHA. A listing of conditions and decisions that may significantly affect the future financial condition of the NHA follows:

1. The need for Congress to fund the war on terrorism and the possible cut-back on HUD subsidies and grants.

2. The use of the Authority's Unrestricted Net Assets of $136.1 million to fund any shortfalls rising from a possible economic turndown and reduced subsidies and grants. The Authority's Unrestricted Net Assets appear sufficient to cover any shortfall.

3. Local labor supply and demand and labor union contracts, which can affect salary and wage rates.

4. Local inflationary, recessionary and employment trends, which can affect resident income and therefore the amount of rental income, received.

5. Inflationary pressure on utility rates, supplies and other costs

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to:

Ms. Debra K. Toothman, Chief Financial Officer
Housing Authority of the City of Newark
500 Broad Street, 5th Floor
Newark, New Jersey 07102
(973) 273-6410

FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF NEWARK

COMBINED STATEMENTS OF NET ASSETS

March 31, 2007 and 2006

ASSETS

	2007	2006
CURRENT ASSETS:		
Cash and cash equivalents	$ 12,986,036	$ 11,094,035
Investments	73,161,881	70,832,592
Accounts receivable - HUD	4,199,760	4,645,466
Tenants accounts receivable, less allowance for uncollectible accounts of $766,513 and $486,164, respectively	406,937	910,458
Accounts receivable - miscellaneous	4,519,643	4,615,025
Accrued interest	673,313	682,307
Current portion of note receivable	1,188,788	1,062,838
Inventory, less an allowance for obsolete inventory of $92,436 and $32,642, respectively	1,497,596	1,248,093
Prepaid expenses	4,952	4,283
Total current assets	98,638,906	95,095,097
NON-CURRENT ASSETS:		
Other assets	493,777	492,607
Non-current portion of accrued interest	4,744,406	2,319,493
Long term notes receivable	68,296,374	42,283,219
Investment in leased property	12	12
Property, equipment and improvements (net)	272,301,725	274,854,160
Total non-current assets	345,836,294	319,949,491
TOTAL ASSETS	$ 444,475,200	$ 415,044,588

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES:		
Accounts payable	$ 6,274,508	$ 8,261,019
Accrued salaries and payroll taxes	1,872,455	3,264,592
Current portion of compenated absences	1,755,978	1,851,554
Accrued contingent liability	7,708,001	8,091,000
Accrued interest payable	128,703	129,509
Accounts payable - HUD	3,020,041	3,203,202
Accounts payable - other government	217,673	387,542
Tenant security deposits	85,657	99,921
Deferred revenue	3,507,278	3,982,586
Current portion of long-term debt	90,000	55,000
Other current liabilities	3,730,578	2,528,239
Total current liabilities	28,390,872	31,854,164
NON-CURRENT LIABILITIES:		
Long-term debt, excluding current portion	6,550,000	6,640,000
Other non-current liabilities	642,931	-
Compensated absences, net of current portion	449,365	462,184
TOTAL LIABILITIES	36,033,168	38,956,348
NET ASSETS:		
Invested in capital assets, net of related debt	272,301,725	274,854,160
Restricted net assets	-	42,241,698
Unrestricted net assets	136,140,307	58,992,382
Total net assets	408,442,032	376,088,240
TOTAL LIABILITIES AND NET ASSETS	$ 444,475,200	$ 415,044,588

The accompanying notes are an integral part of these combined financial statements.

HOUSING AUTHORITY OF THE CITY OF NEWARK

COMBINED STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

For the Years Ended March 31, 2007 and 2006

	2007	2006
OPERATING REVENUES:		
Tenant revenue	$ 21,055,514	$ 20,299,237
HUD operating grants	138,638,717	122,671,999
Other government grants	144,592	195,403
Other revenue	4,500,344	4,803,409
Total operating revenues	164,339,167	147,970,048
OPERATING EXPENSES:		
Administrative	27,172,740	28,387,720
Tenant services	5,194,215	3,265,710
Utilities	21,527,775	24,747,891
Ordinary maintenance and operation	26,395,937	23,841,879
Protective services	4,318,396	6,695,012
General expenses	4,568,940	4,921,582
Extraordinary maintenance	710,423	710,026
Housing assistance payments	36,777,331	41,803,337
Depreciation	17,960,293	18,061,484
Total operating expenses	144,626,050	152,434,641
Net income (loss) from operations	19,713,117	(4,464,593)
NON-OPERATING REVENUES (EXPENSE):		
Investment income	3,913,154	3,461,969
Interest expense	(387,768)	(389,261)
Capital grant revenues	9,725,572	2,590,197
Loss on investment in leased property	-	(7,333,724)
Loss on disposition of fixed assets	(610,283)	(1,839,426)
Net non-operating revenues (expense)	12,640,675	(3,510,245)
Net income (loss) before transfers	32,353,792	(7,974,838)
Transfer to sub-grantee	-	(500,000)
Increase (decrease) in net assets	32,353,792	(8,474,838)
Net assets, beginning of year	376,088,240	384,563,078
Net assets, end of year	$ 408,442,032	$ 376,088,240

The accompanying notes are an integral part of these combined financial statements.

HOUSING AUTHORITY OF THE CITY OF NEWARK

COMBINED STATEMENTS OF CASH FLOWS

For the Years Ended March 31, 2007 and 2006

	2007	2006
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from tenants and others	$ 25,665,189	$ 21,324,104
Cash received from operating subsidies	138,875,985	123,150,708
Cash paid for housing assistance	(36,777,331)	(41,803,337)
Cash paid for salaries and related expenses	(51,913,978)	(51,963,878)
Payments to vendors and contractors	(38,773,510)	(36,126,304)
Net cash provided from operating activities	37,076,355	14,581,293
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:		
Principle payments on long term debt	(55,000)	(25,000)
Transfer to subgrantee	-	(500,000)
Capital grant receipts	9,725,572	2,590,197
Net cash provided from noncapital financing activities	9,670,572	2,065,197
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Proceeds from the sale of property, equipment and improvements	215,041	583,075
Purchase of property, equipment and improvements	(17,711,040)	(4,331,304)
Interest paid	(387,768)	(389,629)
Net cash used in capital financing activities	(17,883,767)	(4,137,858)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of investments	(2,329,289)	(5,286,690)
Advances on notes receivable	(26,139,105)	(12,813,192)
Interest on investment	1,497,235	2,211,466
Net cash used in investing activities	(26,971,159)	(15,888,416)
Net increase (decrease) in cash and cash equivalents	1,892,001	(3,379,784)
Cash and cash equivalents, beginning of year	11,094,035	14,473,819
Cash and cash equivalents, end of year	$ 12,986,036	$ 11,094,035
RECONCILIATION OF NET INCOME (LOSS) FROM OPERATIONS TO CASH PROVIDED FROM OPERATING ACTIVITIES:		
Net income (loss) from operations	$ 19,713,117	$ (4,464,593)
Items which did not use cash:		
Depreciation	17,960,293	18,061,484
Bad debt expense	1,477,052	770,486
Changes in operating assets and liabilities:		
Accounts receivable - HUD	445,706	350,440
Accounts receivable - tenants	503,521	(723,041)
Accounts receivable - miscellaneous	95,382	(1,124,042)
Inventory	(249,503)	378,274
Prepaid and other expenses	(1,839)	30,513
Accounts payable	(1,986,511)	1,952,257
Accrued salaries and payroll taxes	(1,392,137)	647,394
Accrued compensated absences	(108,395)	85,008
Accrued contingent liability	(382,999)	985,246
Accounts payable - HUD	(183,161)	(1,830,951)
Accounts payable - other government	(169,869)	7,101
Tenant security deposits	(14,264)	956
Deferred revenue	(475,308)	(175,699)
Other current liabilities	1,202,339	(369,540)
Other non current liabilities	642,931	-
Net cash provided by operating activities	$ 37,076,355	$ 14,581,293
Schedule of non-cash investing and capital and related financing activities:		
Assumption of notes receivable upon disposition of property	$ -	$ 2,489,386
Conveyance of property for future payment	$ -	$ 3,242,604

The accompanying notes are an integral part of these combined financial statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Housing Authority of the City of Newark (the "Authority") is a public body corporate and politic of the State of New Jersey ("the State") created by the City of Newark ("the City") under Local Redevelopment and Housing Law (N.J.S.A 40A:12A-1,et seq) of the State. The Authority is responsible for operating certain low-rent housing programs in the City under programs administered by the U.S. Department of Housing and Urban Development ("HUD"). These programs provide housing for eligible families under the United States Housing Act of 1937, as amended. At March 31, 2007, the Authority maintained approximately 7,800 federally funded public housing units. The Authority also maintains a leased housing program, which is authorized to provide housing assistance payments to approximately 6,700 families.

The Authority also maintains certain non-ACC units in the Brick Towers building which was donated to NHA by HUD.

The Authority is governed by a board of seven members who serve five-year terms. The governing board is essentially autonomous but is responsible to the United States Department of Housing and Urban Development ("HUD") and the State of New Jersey Department of Community Affairs. An executive director is appointed by the housing authority's Board to manage the day-to-day operations of the Authority.

The Authority maintains its accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Housing Assistance Payments Program - Section 8
The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

Low Rent Public Housing Program
The public housing program is designed to provide low-cost housing within the City of Newark. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Public Housing Capital Fund Program
The capital fund program provides funds annually, via a formula, to public housing agencies for capital and management activities including modernization and development of public housing units.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

A. Organization (continued)

Hope VI Program
The purpose of the HOPE VI Program is to foster initiative and comprehensive approaches to the problems of severely distressed public housing developments and their residents, including new ways for public housing authorities and HUD to work together, in collaboration with residents. Funding from this program is provided by HUD. However, grantees are encouraged to leverage grant funds with other private or governmental funds to create additional affordable housing.

Development Program
The Authority participates in numerous development projects with private developers to provide turnkey public housing to qualified low income persons. Funding from this program is primarily provided by HUD with other private or governmental funds to create additional affordable housing.

State and Local Programs
The Authority administers various grants from the State of New Jersey and the City of Newark. The activities of state and local grants are reported in this fund.

Business Activities
The Authority operates urban renewal programs and other non-federally funded business-type activities. Revenues are derived from commercial rent, grant and contract administration and the proceeds from disposition of property.

B. Reporting Entity

In accordance with Statement No. 39 of the Government Accounting Standards Board ("GASB"), the Authority's basic financial statements include those of the Newark Housing Authority and any component units. Component units are legally separate, tax-exempt organizations that meet all of the following criteria:

1. The economic resources received by the separate organization are almost entirely for the direct benefit of the Authority.

2. The Authority has the ability to access a majority of the economic resources held by the separate organization.

3. The economic resources referred to in No. 2 are significant to the Authority.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Reporting Entity (continued)

Based on the application of the above criteria, this report includes the following component units:

Housing Finance Corporation ("HFC") – HFC was established by the Board of Commissioners of the Authority to sponsor the issuance of tax-exempt bonds to finance the construction of Section 8 housing. The HFC receives a fee for this service that is derived from bond proceeds.

Branch Brook Park Housing Association, Inc. ("BBPHA") – BBPHA was organized under the laws of the State of New Jersey to provide Section 8 housing and rental assistance for low income elderly tenants. The corporation is governed by a Board of Trustees whose members must be either an officer of the Authority or a member of the Board of Commissioners of the Authority. All actions, including issuance of bonded debt, operational and capital budgets, must be approved through resolution by the Board of Commissioners of the Authority. BBPHA provides rental services exclusively to meet the Authority's need.

Newark HP I, LLC, Newark HP II, LLC, Newark HP III, LLC, Newark HP IV, LLC and Newark HP V, LLC. – NHA created these entities to facilitate mixed-finance transactions in conjunction with their HOPE VI and Development grants. These entities are a partner (member) in various limited liability corporations formed for the purpose of acquiring, owning and operating low-income housing projects in accordance with Section 42 of the Internal Revenue Code.

As a result of the closeness of their relationships with the Housing Authority these component units have been blended as though they are part of the Housing Authority on the financial statements. Additionally, based on the application of the above criteria, the Authority's financial statements are not included in any other reporting entity's financial statements.

C. Basis of Accounting

The Authority's financial statements are prepared in accordance with GASB Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* ("GASB 34"). GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of a Statement of Net Assets, a Statement of Revenues, Expenses and Changes in Net Assets and Statement Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplemental Information.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Basis of Accounting (continued)

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Non-exchange Transactions*, grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Activities that Use Proprietary Fund Accounting*, the Authority has elected to apply all Financial Accounting Standards Board pronouncements, Accounting Principle Board Opinions and Accounting Research Bulletins issued that do not conflict with or contradict GASB Pronouncements.

D. Cash and Cash Equivalents

New Jersey Authorities are required by N.J.S.A. 40A: 5-14 to deposit public funds in a bank or trust company having its place of business in the State of New Jersey and organized under the laws of the United States or State of New Jersey or the New Jersey Cash Management Fund. N.J.S.A. 40A: 5-15.1 provides a list of securities that may be purchased by New Jersey Authorities. The Authority is required to deposit funds in public depositories protected from loss under the provisions of the Governmental Unit Deposit Protection Act ("GUDPA"). GUDPA was enacted in 1970 to protect governmental units from a loss of funds on deposit with a failed banking institution in New Jersey. No governmental unit under GUDPA has ever lost protected deposits.

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase.

It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Cash and Cash Equivalents (continued)

The NHA is in compliance with the aforementioned regulations by having financial institutions provide GUDPA, collateral and General Depository Agreements.

E. Accounts Receivable

Rents are due from tenants on the first day of each month. As a result, tenants accounts receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for all accounts, which may not be collected in the future for any reason.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed but not received and for amounts unbilled, but earned as of year-end.

F. Investments

Investments are carried at cost plus accrued interest which approximates market value. Income from investments is recognized on the accrual basis. Realized gains or losses on sales of investment securities are accounted for on the specific identification method.

G. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

H. Inventories

Inventories, consisting mainly of materials and supplies, are valued at its lower of weighted average cost or market using the first-in first-out cost method.

I. Land, Structures and Equipment

Development costs which is comprised of initial development costs, (acquisition costs, modernization costs, and the costs of urban renewal property), site preparation and property betterments, land, structures and equipment are recorded at historical cost. The costs of demolition expenses are capitalized as land improvements. Depreciation is computed using the straight-line method based on the estimated useful lives of the following asset groups:

- Computer equipment and software, vehicles and office furniture — 3-7 Years
- Site and Building Improvements — 15 Years
- New Buildings — 40 Years

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Land, Structures and Equipment (continued)

The Authority has established a capitalization threshold of $5,000.

J. Compensated Absences

Accumulated unpaid leave time is accrued at the estimated amounts of future benefits attributable to services already rendered.

Employees may only accumulate and carry over to the following year the prior year's unused vacation. The Authority's sick leave policy is in accordance with New Jersey State Law and the various union contracts. Employees are allowed to carry over unused sick leave without penalty. Upon retirement, employees are paid one half of their unused sick time up to a maximum of $15,000 to $20,000 depending on their various bargaining unit agreements.

K. Deferred Revenue

Deferred revenue primarily consists of prepayment of rent by tenants and the receipt of HUD and other grant funding applicable to future periods.

L. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues as non-operating.

M. Taxes

The Authority is funded by Federal, State and City sources and, as such, is exempt from income taxes and Federal unemployment taxes. Expenses for payments in lieu of taxes (real estate taxes) were $38,371 and $37,006 for the year ended March 31, 2007 and 2006, respectively, and are included in Operating Expenses in the Statements of Revenues, Expenses and Changes in Net Assets. The Authority accrues for unpaid amounts at year-end.

N. Use of Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities,

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

N. Use of Management Estimates (continued)

and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses and other liabilities, depreciable lives of properties and equipment, amortization of leasehold improvements, estimated liability arising from injuries to persons, environmental accrual and contingencies. Actual results could differ significantly from these estimates.

O. Equity Classifications

Equity is classified as net assets and displayed in three components:

Invested in capital assets, net of related debt — Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net assets — Consists of net assets with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net assets — All other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

P. Investment in Leased Property

As part of its development activities, the Authority routinely enters into ground lease agreements. Under terms of the agreements, the Authority leases land it owns to a third party and that party owns the improvements built on the land. Typically, the lease terms range from fifty (50) to ninety-nine (99) years.

In accordance with SFAS No. 13, these lease agreements (land only) are recorded as operating leases.

Operating leases involving land only, will be accounted for as follows:

The leased property will be included near property, plant and equipment but separately identified on the Authority's Statement of Net Assets as "Investment in Leased Property". Since land has an indefinite useful life, no depreciation will be charged on the property.

Rent will be reported as income over the lease term as it becomes receivable according to the provisions of the lease. However, if the rentals vary from the straight-line basis, the

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. Investment in Leased Property (continued)

Authority will recognize the income on a straight-line basis.

Initial indirect costs will be deferred and allocated over the lease term in proportion to the recognition of rental income. However, initial direct costs may be charged to expense as incurred if the effect is not materially different from that which would have resulted from the use of the method prescribed in the preceding sentence.

If at the inception of the lease, the fair value of the property is less than its cost or carrying amount, then a loss equal to that difference will be recognized at the inception of the lease.

Q. Risk Management

The Authority implemented self-insurance plans for its General Liability and Workmen's Compensation Insurance. Under the plan documents, the Authority is liable for the first $200,000 of each claim. For the years ended March 31, 2007 and 2006, the Authority has accrued $7,708,001 and $8,091,000, respectively, for all open claims and invoices. In addition, the Authority established an Insurance Investment Fund with a balance of $9,165,998 and $8,622,753 at March 31, 2007 and 2006, respectively, which is reflected in the investment balances and which complies with minimum HUD requirements.

R. Economic Dependency

The Section 8 and Low Rent Housing programs of the Authority are economically dependent on operating grants and subsidies from HUD.

S. Investments in Joint Ventures

As detailed in Note B above, the Authority is a limited liability member in numerous joint venture agreements. In accordance with GASB 14, the Authority's financial statements report the equity interest of the joint venture in accordance with the joint venture agreement. The investment is recorded at cost with the equity interest being adjusted for the Authority's share of the joint venture's net income or loss, regardless of whether the amount is actually remitted. The joint ventures operate on a calendar year basis. As of March 31, 2007 and 2006, the carrying value of the Authority's investment in joint ventures was nil.

T. Grant Agreements

The Authority is subject to examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing grants given to the Authority in the current and prior years. Results of these examinations could

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

T. Grant Agreements (continued)

affect funding levels.

U. Inter-program Receivables and Payables

Inter-program receivables/payables are current, and are the result of the use of the Public Housing Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically and all inter-program balances net to zero and are eliminated from the financial statements of the Authority.

NOTE 2 – CASH AND CASH EQUIVALENTS

As of March 31, 2007 and 2006, the Authority had funds on deposit in checking, statement savings and money market accounts.

All bank deposits as of the balance sheet date are entirely insured or collateralized by a collateral pool maintained by public depositories as required by GUDPA.

For the fiscal year ended March 31, 2007 and 2006, the carrying amount of the Authority's cash was $12,986,036 and $11,094,035, respectively, and the bank balances approximated $16,554,000 and $14,331,000, respectively.

NOTE 3 – INVESTMENTS

Investments, stated at fair value in accordance with GASB Statement No. 40, consisted of the following at March 31, 2007 and 2006:

2007

Investment Type	Fair Value	Maturity
Government Securities:		
Federal Home Loan Bank	$ 3,138,092	June, 2007
Federal Home Loan Bank	2,690,855	April, 2007
Federal Home Loan Bank	2,557,039	June, 2007
F.H.L.M.	280,514	June, 2007
F.H.L.M.	2,203,566	June, 2007
F.H.L.M.	2,043,113	August, 2007
F.H.L.M.	587,689	June, 2007
F.H.L.M.	233,967	June, 2007
F.H.L.M.	64,452	April, 2007
F.H.L.M.	630,009	April, 2007

F.H.L.M.	143,399	June, 2007
F.H.L.M.	36,135	April, 2007
F.H.L.M.	262,482	April, 2007
F.H.L.M.	122,064	April, 2007
F.H.L.M.	70,223	August, 2007
F.H.L.M.	1,138,826	June, 2007
F.H.L.M.	2,658,896	June, 2007
F.H.L.M.	1,256,102	August, 2007
F.H.L.M.	260,760	June, 2007
F.H.L.M.	600,371	June, 2007
F.H.L.M.	1,931,478	April, 2007
Federal National Mortgage Agency	2,388,121	May, 2007
Federal National Mortgage Agency	420,998	May, 2007
Federal National Mortgage Agency	166,770	August, 2007
Federal National Mortgage Agency	297,451	August, 2007
Federal National Mortgage Agency	308,179	August, 2007
Federal National Mortgage Agency	119,959	August, 2007
Federal National Mortgage Agency	1,782,889	May, 2007
Federal National Mortgage Agency	607,149	May, 2007
Federal National Mortgage Agency	6,524,351	July, 2007
Federal National Mortgage Agency	3,274,658	May, 2007
Federal National Mortgage Agency	655,404	May, 2007
Federal National Mortgage Agency	119,439	June, 2007
Federal National Mortgage Agency	1,092,126	May, 2007
Federal National Mortgage Agency	1,861,925	May, 2007
Federal National Mortgage Agency	208,387	June, 2007
Federal National Mortgage Agency	5,126,790	August, 2007
Federal National Mortgage Agency	8,999,725	June, 2007
FREDN	4,423,129	May, 2007
FREDN	3,088,983	July, 2007
FREDN	2,677,861	May, 2007
United States Treasury Bills	2,794,452	March, 2008
United States Treasury Bills	810,000	March, 2008
Debt Service Fund	19,467	
Debt Service Fund	739,259	
Subtotal	71,417,504	
Certificates of Deposit:		
Crown Bank	593,547	July, 2007
PNC Bank	523,660	May, 2007
Banco Popular	536,450	July, 2007

Banco Popular	90,720	July, 2007
Subtotal	1,744,377	
Total Investments	$ 73,161,881	

2006

Investment Type	Fair Value	Maturity
Government Securities:		
Other Miscellaneous Investment	$ 4,690	
Federal Home Loan Bank	3,683,753	April, 2006
Federal Home Loan Bank	2,533,422	June, 2006
Federal Home Loan Bank	2,173,404	July, 2006
Federal Home Loan Bank	355,464	September, 2006
Federal Home Loan Bank	4,155,532	November, 2006
Federal Home Loan Bank	500,499	December, 2006
United States Treasury Bills	1,844,988	July, 2006
United States Treasury Bills	8,705,390	September, 2006
United States Treasury Bills	4,942,999	June, 2006
United States Treasury Bills	3,602,847	March, 2008
Federal National Mortgage Agency	2,355,875	May, 2006
Federal National Mortgage Agency	2,028,402	June, 2006
Federal National Mortgage Agency	720,301	July, 2006
Federal National Mortgage Agency	1,225,945	September, 2006
Federal National Mortgage Agency	1,870,683	October, 2006
Federal National Mortgage Agency	2,520,944	November, 2006
Federal National Mortgage Agency	6,258,684	January, 2007
Federal National Mortgage Agency	713,511	February, 2007
Federal National Mortgage Agency	3,574,330	March, 2007
F.H.L.M.	58,026	June, 2006
F.H.L.M.	4,884,596	January, 2007
F.H.L.M.	4,141,252	February, 2007
F.H.L.M.	6,802,440	March, 2007
Subtotal	69,658,977	
Certificates of Deposit:		
Crown Bank	571,268	July, 2006
Banco Popular	515,653	July, 2006
Banco Popular	86,694	December, 2006
Subtotal	1,173,615	
Total Investments	$ 70,832,592	

NOTE 3 – INVESTMENTS (continued)

Interest Rate Risk – The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk - All investments are in financial instruments in accordance with HUD regulations. Treasury Bills and agency notes held by banks in the name of the Authority are fully guaranteed by the federal government. Certificates of Deposit held in the name of the Authority are covered by FDIC up to $100,000 and Governmental Unit Deposit Protection Act (GUDPA) of the State of New Jersey. The Authority does not have an investment policy that would further limit its investment choices and it places no limit on the amount that can be invested with any one issuer.

For the years ended March 31, 2007 and 2006, accrued interest receivable on investments totaled $673,313 and $682,307.

NOTE 4 – ACCOUNTS RECEIVABLE

Tenants Receivable

For the years ended March 31, 2007 and 2006 tenant accounts receivable consisted of the following:

Category	2007	2006
Low Income Housing	$ 989,540	$ 1,242,750
Branch Brook Housing Association, Inc.	50,664	51,878
Urban Renewal Projects	133,246	101,994
Total tenant receivables	1,173,450	1,396,622
Less: allowance for doubtful accounts	(766,513)	(486,164)
Net tenant receivables	$ 406,937	$ 910,458

Accounts Receivable - HUD

For the years ended March 31, 2007 and 2006 accounts receivable - HUD consisted of the following:

Category	2007	2006
Low Income Housing - grant programs	$ 4,112,463	$ 4,534,425
Section 8 - under payment of annual contribution	87,297	111,041
	$ 4,199,760	$ 4,645,466

NOTE 4 – ACCOUNTS RECEIVABLE (Continued)

Accounts Receivable – Other

For the years ended March 31, 2007 and 2006 accounts receivable - other consisted of the following:

Category	2007	2006
Other governments	$ 24,719	$ 41,047
Other	4,494,924	4,573,978
	$ 4,519,643	$ 4,615,025

As of March 31, 2007 $4,393,401 of $4,494,924 relates to expenses expended by NHA for the City of Newark hockey arena project, these monies are expected to be repaid in the short-term.

NOTE 5 – LAND, STRUCTURES AND EQUIPMENT

Category	March 31, 2006	Additions	Transfers & Deletions	March 31, 2007
Land and improvements	$ 78,990,909	$ 4,875,107	$ (1,600,039)	$ 82,265,977
Buildings	381,435,805	12,657,140	766,063	394,859,008
Furniture and equipment	16,935,916	178,793	7,312,687	24,427,396
	477,362,630	17,711,040	6,478,711	501,552,381
Less: accumulated depreciation	(211,448,247)	(17,960,293)	157,884	(229,250,656)
	265,914,383	(249,253)	6,636,595	272,301,725
Construction in progress	8,939,777	-	(8,939,777)	-
Net property and equipment	$ 274,854,160	$ (249,253)	$ (2,303,182)	$ 272,301,725

Category	March 31, 2005	Additions	Transfers & Deletions	March 31, 2006
Land and improvements	$ 83,019,356	$ 1,734,701	$ (5,763,148)	$ 78,990,909
Buildings	379,928,432	890,010	617,363	381,435,805
Furniture and equipment	24,790,601	674,261	(8,528,946)	16,935,916
	487,738,389	3,298,972	(13,674,731)	477,362,630
Less: accumulated depreciation	(200,363,764)	(18,061,484)	6,977,001	(211,448,247)
	287,374,625	(14,762,512)	(6,697,730)	265,914,383
Construction in progress	16,697,930	1,032,332	(8,790,485)	8,939,777
Net property and equipment	$ 304,072,555	$ (13,730,180)	$ (15,488,215)	$ 274,854,160

NOTE 6 – LONG -TERM NOTES RECEIVABLE

a) **Business Activity Program:** Loan Receivable from Industry Land Urban Renewal, Inc. at 8% APR on principal of $1,174,351, due in monthly principal and interest installments of $8,617 from its inception in 1995. This loan is secured by a mortgage note dated February 5, 1995 and matures in 2025. The loan balance owed as of March 31, 2007 and 2006 was $993,384 $1,014,941, respectively.

Loan receivable from a company in connection with the sale of property located at 409-411 Wilson Avenue. The loan requires monthly payments of $9,593 including interest at 7% per annum and maturing in July, 2015. The loan is secured by a first mortgage on the property. The outstanding balance at March 31, 2007 and 2006 amounted to $725,995 and $787,918, respectively.

b) **Hope VI Program:** The Authority was awarded a HOPE VI grant of $35,000,000 by the United States Department of Housing & Urban Development (HUD) for the revitalization of Stella Wright Homes. The Authority entered into several redevelopment and revitalization agreements with selected developers to provide affordable housing in accordance with the guidelines of the Hope VI Program. As of March 31, 2007 and 2006, the Authority has advanced amounts of $66,010,179 and $39,922,204, respectively, to the various developers. These advances include some capital funds in addition to the HOPE IV grant. Details are provided below:

1) On September 2, 2003, the Authority entered into a loan agreement with JS 2002 Urban Renewal L.P., in the amount of $9,709,108, as evidenced by a Promissory Note, and secured by a Mortgage and Security Agreement of same date, for the construction and development of 133 dwelling units. The term of the loan is 40 years, commencing after the date the construction of Phase 1-A of West Kinney Gardens is completed. The interest rate is 6% per year. As of March 31, 2007 and 2006, the loan balance owed by JS 2002 Urban Renewal L.P. was $9,709,108.

2) On September 2, 2003, the Authority entered into a loan agreement with Hayes Associates 2003 Urban Renewal, L.P., in the amount of $4,290,892 for the construction and development of 37 dwelling units. The term of the loan is 40 years, and the rate of interest is 6% per year. The loan was evidenced by a Promissory Note and secured by a Mortgage and Security Agreement of the same date. As of March 31, 2007 and 2006, the loan amount owed by Hayes Associates was $4,290,892.

3) On October 15, 2003, the Authority entered into a loan agreement with 17th Ave Home Ownership Development, LLC, in the amount of $5,513,784, as evidenced by a mortgage note, for the construction, development, and sale to qualified buyers of 36 dwelling units. This mortgage note is secured by the NHA Mortgage covering real estate located in Newark, New Jersey. As of March 31, 2007 and 2006, the loan balance owed by 17th Ave Home Ownership Development, LLC was $5,513,784.

No interest is accrued on the outstanding balance of the loan principal. In case of default, the default rate of prime plus 2% will apply.

NOTE 6 – LONG -TERM NOTES RECEIVABLE (continued)

b) Hope VI Program (continued)

4) On December 1, 2002, the Authority entered into a predevelopment loan agreement with St. James I, LLC, in the amount of $1,303,624, as evidenced by a Promissory Note, and secured by a Mortgage and Security Agreement of same date, for the construction and development of the Hill Manor Hope VI project. The loan shall bear interest at the applicable short term Federal Rate (3.58%). As of March 31, 2007 and 2006, the loan balance owed by St. James I, LLC was $1,251,028.

5) On December 29, 2004, the Authority entered into a loan agreement with Landex Corporation in the amount of $11,711,703 plus a change order of $150,000 total $11,861,703 for the construction and development of the Hill Manor Hope VI project. The loan shall bear interest at 6% per annum. This loan is secured by the borrower's third leasehold mortgage on real property located in the municipality of Newark. As of March 31, 2007 and 2006, the Authority has loaned $8,991,689 and $3,588,436, respectively, under the agreement.

6) On August 12, 2004, the Authority entered into a loan agreement with Prince 2004 Associates, L.P. in the amount of $6,005,000 for the construction and development of the Stella Gardens Phase 2-A Hope VI project. The loan shall bear interest at 6% per annum. The loan was evidenced by a Promissory Note and secured by a Mortgage and Security Agreement of the same date. As of March 31, 2007 and 2006, the loan balance owed by Prince 2004 Associates, L.P. was $6,005,000.

7) On March 16, 2005, the Authority entered into a loan agreement with Stella 2004 Urban Renewal Associates, L.P. in the amount of $4,753,000, as evidenced by a Promissory Note, and secured by a Mortgage and Security Agreement of same date, for the construction and development of the Stella Gardens Phase 2-A Hope VI project. The loan shall bear interest at 6% per annum. As of March 31, 2007 and 2006, the loan balance owed by Stella 2004 Urban Renewal Associates, L.P. was $4,753,000.

8) On December 14, 2005, the Authority entered into a loan agreement with Spruce 2005 Urban Renewal Associates, L.P. in the amount of $20,300,000, as evidenced by a Promissory Note, and secured by a Mortgage and Security Agreement of same date, for the construction and development of the Spruce Gardens Phase 3-A Hope VI project. The loan shall accrue interest on the outstanding principal balance at 6% per annum through the completion date of the project. Thereafter, interest shall accrue at the rate of 1% per annum. As of March 31, 2007 and 2006, the Authority has loaned $20,300,000 and $4,131,585, respectively, under the agreement.

9) On December 13, 2005, the Authority entered into a loan agreement with Irvine Turner Homes, LLC in the amount of $5,200,000 for the construction and development of twenty-five (25) separate dwellings at the public housing site known as Stella Wright Homes. This mortgage note is secured by the NHA Mortgage covering real estate located in Newark, New Jersey. The term of the loan is for 24 months, from December, 2005 or completion of the Development, whichever occurs first. Upon sale of units to homebuyers the portion of loan is assumed by the

NOTE 6 – LONG -TERM NOTES RECEIVABLE (continued)

b) **Hope VI Program (continued)**

homebuyer. As of March 31, 2007 and 2006, the Authority has loaned $5,195,678 and $679,371, respectively, under the agreement.

c) **Home Ownership Program:** The Authority has lent funds to a developer for the purpose of constructing and selling 36 single family homes. Upon construction completion, the developer will sell the single family homes to qualified homebuyers who will obtain first mortgages from private lenders. The Authority's loan to the developer will then be assumed by the homebuyers as a second and fourth mortgage.

As of March 31, 2007 and 2006, the Authority holds mortgages on numerous properties with outstanding principle balances of $1,755,604 and $1,620,994, respectively. The loans are interest free and will be forgiven over a ten year period whereby the homeowner will have satisfied the Authorities mortgages in full.

A summary of loans receivable is as follows:

	2007	2006
Total long-term notes receivable	$ 69,485,162	$ 43,346,057
Less: current portion	1,188,788	1,062,838
Long-term notes receivable, less current portion	$ 68,296,374	$ 42,283,219

The Authority has recorded as non-current accrued interest on the aforementioned loans in the amount of $4,744,406 and $2,319,483 as of March 31, 2007 and 2006, respectively.

NOTE 7 – RELATED PARTY TRANSACTIONS

The Authority performs management services for Branch Brook Park Housing Association, Inc., Housing Finance Corporation, Newark HP I LLC, Newark HP II LLC, Newark HP III LLC, Newark HP IV LLC and Newark HP V LLC.

The Authority acts as a common paymaster for Branch Brook Park Housing Association and Housing Finance Corporation. Salaries and other expenses are paid periodically by the Low Income Housing Program on behalf of Branch Brook Park Housing Association and Housing Finance Corporation. These costs are reimbursed periodically to the Low Income Housing Program.

The remaining entities were incorporated to meet the agreements of the HOPE VI Program. No related party transactions incurred in the fiscal years ended March 31, 2007 and 2006.

NOTE 8 – PENSION PLAN

The Authority participates in the Public Employees Retirement System (PERS), a cost-sharing multiple employer defined benefit pension plan administered by the Board of Trustees Division of Pensions within the Treasury Department of the State of New Jersey. PERS provides retirement, death and disability benefits, as well as medical benefits for certain qualified members and annual cost-of-living adjustments. Membership in PERS is mandatory for substantially all full-time employees of the State of New Jersey or any county, municipality, school district or public agency, provided that the employee is not required to be a member of another state-administered retirement system or other state or local jurisdiction.

The contribution policy is set by N.J.S.A. 43:15A, Chapter 62, P.L. of 1994 and Chapter 115, P.L. of 1998, and requires contributions by active members and contributing employers. Plan member and employer contributions may be amended by State of New Jersey legislation. For 2007 and 2006 members contribute at a uniform rate of 5% of base salary. Employers are required to contribute at an actuarially determined rate. The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The PERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to the State of New Jersey, Division of Pensions, CN-295, Trenton, NJ 08625, (609) 777-1777. Contributions to the plan for the past four (4) years were as follows:

Year	Authority	Employees
March 31, 2007	$ 1,382,424	$ 3,028,641
March 31, 2006	$ 773,893	$ 3,131,005
March 31, 2005	$ 292,966	$ 2,485,416
March 31, 2004	$ -	$ 2,406,069

Deferred Compensation Plan - In April of 1988, the Authority, in accordance with the Internal Revenue Code Section 457 (b), established a deferred compensation plan available to all employees. Under the plan, employees may contribute, tax deferred, up to 25% of their base salary up to the maximum dollar limit prescribed by law.

Effective December 31, 1998, in accordance with the Revised Internal Revenue Code Section 457 (b), the Authority established a trust custodial account so that all deferred compensation plan investments could be held for the exclusive benefit of plan participants and their beneficiaries and would not be available to the Authority's creditors.

The Authority also provides post employment health care benefits and life insurance to all eligible retirees. Eligibility requires that employees be 55 years or older with at least 25 years of service. For major medical benefits, the Authority includes an employee's years of service at the City of Newark in meeting the 25-year requirement. For the years ended March 31, 2007 and 2006, 299 and 290 retirees, respectively, met the eligibility requirements.

NOTE 8 – PENSION PLAN (Continued)

The Authority provides post employment benefits in accordance with the terms of the New Jersey Health Benefits Plan. Expenditures are recognized and recorded as the premiums are paid. For the years ended March 31, 2007 and 2006, the Authority paid $2,246,961 and $2,485,562, respectively, for post employment health care benefits and $284,284 and $257,112 for Medicare premium reimbursements, respectively.

NOTE 9 – ACCOUNTS PAYABLE - HUD

For the year ended March 31, 2007 and 2006, Accounts Payable - HUD consisted of amounts due back to HUD for the Section 8 Programs for excess contributions received over contributions earned and amounts due from the refinancing of component unit debt.

Newark Housing Authority received from the bond trustees $2,533,536 in October 2002, which represents funds remaining after the redemption of HFC's 1980 tax-exempt mortgage revenue bonds. The US Department of Housing and Urban Development questioned the retention and use of such funds by the authority based on the Inspector General's report. The authority, while vigorously defending NHA's position to retain and use such funds for the low income housing purposes, still recorded a liability in the books based on conservative accounting principles.

NOTE 10 – LONG TERM DEBT

On April 1, 2004, the Authority issued Special Obligation Pension Refunding Bonds, Series 2004 in the amount of $6,840,000 to provide funds to (i) fund the Authorities PERS liability incurred as a result of its 2003 early retirement program, (ii) repay a loan from the New Jersey Division of Pensions related to its 1991 early retirement program, (iii) fund the Bond Reserve Fund and (iv) pay costs associated with the issuance of the Bonds.

The bonds mature at various times through March, 2022 bearing interest at rates from 4.4% to 6.09% and are payable by the Authority solely from pledged revenues which consist of rental income derived from certain properties owned by the Authority.

Annual debt service for principal and interest over the next five fiscal years and five-fiscal year increments thereafter are as follows:

Year	Principal	Interest	Total
2008	$ 90,000	$ 386,108	$ 476,108
2009	125,000	382,148	507,148
2010	160,000	376,648	536,648
2011	205,000	369,607	574,607
2012	255,000	358,230	613,230
2013 - 2017	2,180,000	1,514,425	3,694,425
2018 - 2022	3,625,000	715,563	4,340,563
	$ 6,640,000	$ 4,102,729	$ 10,742,729

NOTE 11 – OPERATING LEASES

On July 23, 1997, the Authority entered into an agreement with First Union National Bank (currently known as Wachovia Bank) for the assignment, assumption and indemnification of all Wachovia's right, title and interest in and to the lease agreement between Wachovia and North Reformed Dutch Church of the City of Newark (Landlord) for the leasing of a parcel of land known as 500 Broad Street. The lease term expired on February 28, 2005 with a renewable option for four 10-year terms, which the Authority has exercised. The minimum rental commitment under the lease agreement was $12,000 per quarter. The lease is accounted for as an operating lease. Lease expense for the years ended March 31, 2007 and 2006 was $48,000. Future minimum rental payments for the next five (5) years are as follows:

Fiscal Year End	Amount
2008	$ 48,000
2009	48,000
2010	48,000
2011	48,000
2012	48,000
Total	$ 240,000

On May 28, 2004, the Authority entered into a five-year lease agreement with Essex County Improvement Authority, 155 Passaic Avenue, Fairfield, NJ 07001 for 135 parking spaces at the parking facility known as Sportsplex Garage located at Bridge Street, Newark. Lease expense for the years ended March 31, 2007 and 2006 amounted to $100,802 and $67,648 respectively.

NOTE 12 – CONDUIT DEBT OBLIGATIONS

The NHA has conduit debt obligations totaling $230,214,892 and $238,710,192, respectively as of March 31, 2007 and 2006 that are not considered a liability or contingent liability of the Authority under GASB Interpretation No. 2, *Disclosure of Conduit Debt Obligations*. The Authority has not recorded these obligations, or the related assets, on the accompanying financial statements of the Authority, as the Authority has no obligation for the outstanding bonds beyond what is provided in the leasing arrangements.

In a joint effort with the City of Newark in the City's development projects, the Authority issued 'Port Authority Port Newark Marine Terminal Additional Rent-Backed Bonds, Series 2004' in the amount of $200,420,000. These bonds will be repaid using the lease payments from the Port Authority, which the City of Newark has assigned to the Authority. The Authority does not have any financial liability on these bonds, as they are fully backed by the lease payments due from the Port Authority. The Authority received $1 million towards fees for floating the bonds. The bond proceeds will be utilized by the City of Newark for the development projects that have been planned for the Downtown Core Development District.

NOTE 12 – CONDUIT DEBT OBLIGATIONS (continued)

A separate corporation has been set up recently to manage the Downtown Core Development District. The authority's board approved the payment of $ 500,000 to the new corporation out of the $ 1,000,000 fee received for the issuance of the bonds. The authority's board has adopted a resolution authorizing the executive director to negotiate with the City of Newark and recover the costs of all NHA investment in the Downtown Core Development District.

As of March 31, 2007 and 2006, all outstanding conduit debt obligations were issued through the Authority or the Housing Finance Corporation of the City of Newark, a component unit of the Authority and are summarized as follows:

Conduit Debt	2007	2006
Housing Revenue Bonds 2000 Series B:		
Fairview Apartments	$ 3,667,600	$ 3,712,600
Lock Street Apartments	787,100	797,100
Multi-family Housing Revenue Bonds 2002 Series:		
Georgia King Village Apartments	8,057,180	8,261,500
Georgia King Village Apartments	15,640,220	15,772,682
Lincoln Park Towers Apartments	4,592,792	4,681,310
Section 8 Assisted:		
Housing Revenue Bonds - 1978 FHA	1,835,000	1,910,000
Mortgage Revenue Refunding Bonds Series 1999A	1,770,000	1,805,000
Mortgage Revenue Refunding Bonds Series 1983	-	5,200,000
Port Authority - Port Newark Marine Terminal Additional Rent-Backed Bonds, Series 2004	193,865,000	196,570,000
	$ 230,214,892	$ 238,710,192

NOTE 13 – GROUND LEASE AGREEMENTS

A) HOPE VI Program:

During the fiscal years ended March 31, 2007 and 2006, the Authority entered into several ground leases with selected developers in furtherance of the HOPE VI redevelopment objectives. In accordance with SFAS No. 13 *Accounting for Leases*, these leases are classified as operating leases which expire over various periods from 5 to 99 years.

NOTE 13 – GROUND LEASE AGREEMENTS (Continued)

At the inception of the leases, the carrying amount of the property exceeded its fair value by $-0- and $7,333,724 during March, 2007 and 2006, respectively, and as such is included as a non-operating expense in the Authority's financial statements.

As of March 31, 2007 and 2006, the Authority had other ground lease agreements in place as follows:

Phase 2-B (Charlton Gardens)

On March 15, 2005, the Authority (Landlord) entered into a ground lease agreement with a developer (Tenant), for the purpose of constructing 60 row house / walkup rental housing units encompassing 4.323 acres.

The lease consists of an initial lease payment of $120,000 plus an annual base rent of $1.00 per annum, payable at the signing of the agreement. The term of the lease is 98 years, and unless sooner terminated in accordance with the provisions of this lease, shall end on March 16, 2103.

Phase 2-A (Stella Gardens)

On August 12, 2004, the Authority (Landlord) entered into a ground lease agreement with a developer (Tenant), for the purpose of constructing 93 new family rental units encompassing 9.8 acres.

The lease consists of an initial lease payment of $150,000 plus an annual base rent of $1.00 per annum, payable at the signing of the agreement. The term of the lease is 98 years, and unless sooner terminated in accordance with the provisions of this lease, shall end on December 31, 2102.

Phase 2-C (Hill Manor)

On December 29, 2004, the Authority (Landlord) entered into a ground lease agreement with a developer (Tenant), for the purpose of acquiring, constructing and operating a 100 unit multifamily apartment complex intended for rental to low –income individuals and families.

The lease consists of an annual base rent of $1.00 per annum, payable at the signing of the agreement. The term of the lease is 75 years, and unless sooner terminated in accordance with the provisions of this lease, shall end on December 28, 2079.

Phase 1-A (West Kinney Gardens)

On September 2, 2003, the Authority (Landlord) entered into a ground lease agreement with a developer (Tenant), for the purpose of constructing 133 residential housing units.

The base rent shall be $1.00 per annum, payable at the signing of the agreement. The term of the lease is 99 years, and unless sooner terminated in accordance with the provisions of this lease, shall end on December 31, 2102.

NOTE 13 – GROUND LEASE AGREEMENTS (Continued)

Phase 1-B (West Kinney Gardens)
On September 2, 2003, the Authority entered into a Ground Lease Agreement with a developer for the building of 37 units for a base rent of $1.00 per annum.

The term of the lease is 99 years, and unless sooner terminated in accordance with the provisions of this lease, shall end on December 31, 2102.

Phase 1-C (17th Avenue Home Ownership)
On October 15, 2003, the Authority entered into a Ground Lease Agreement with a developer for the development and construction of single-family town homes for sale to eligible mixed-income families. The lease involved the construction, development and sale of thirty-six (36) dwellings.

The lease term commenced on October 15, 2003 and terminates at 11:59 P.M. on the earlier to occur of:

A: the date of settlement on the 36th unit or
B: October 31, 2008

On the commencement date and upon completion, the tenant shall pay to the landlord, a total rent in the amount of $168,000, which is being recorded on the straight-line basis over the length of the lease. At March 31, 2006, the project has been completed and all lease obligations have been fulfilled.

Phase 3-A (Spruce Gardens)
On December 14, 2005, the Authority entered into a Ground Lease Agreement with a developer for the construction of 105 units of rowhouse/walk up rental housing together with related infrastructure, parking and landscape improvements.

The lease term commenced on December 14, 2005 and will terminate in December 2103. The base rent shall be One Dollar ($1.00) per annum. In addition to the base rent the tenant shall pay to the landlord, a one-time initial lease payment in the amount of $160,000, which shall be payable six (6) months after the commencement date and will be recorded on the straight-line basis over the length of the lease.

B) Public Housing Development Program:

During the fiscal years ended March 31, 2007 and 2006, the Authority had various projects within their Development Program under construction and has entered into ground leases with selected developers. The lease terms range from 1 to 2 years and being recognized on the straight-line basis over the length of the lease.

NOTE 14– CONTINGENCIES

Litigation - The Authority is involved in numerous claims, lawsuits, and complaints that have been filed and/or are pending arising out of the normal course of business. These claims pertain to matters such as personal injuries, wrongful terminations, contractor disputes, and the enforcement of a consent order. Management believes that some cases are without merit and the others are adequately covered by insurance, so that if litigated unfavorably, the results will not have a material adverse effect on the financial statements. No additional provision for the effects, if any, of these claims is necessary in the financial statements.

A review of property inventory by NHA revealed that Low Income Housing Projects NJ 2-20A and 20B, located on City Block 4230 Lot 8 and City Block 1912.01 Lots 26 and 48 were repossessed by the City of Newark through a Tax Sale Certificate for unpaid municipal liens in 1984. NHA has requested that the property be transferred back to the Authority. However, since the cost to repossess the property from the City of Newark cannot reasonably be estimated, no provision for the effects, if any, is necessary in the financial statements.

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE CITY OF NEWARK

COMBINED SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended March 31, 2007

Federal Grantor / Program Title	CFDA Number	Federal Expenditures
United States Department of Housing and Urban Development:		
New Construction and Substantial Rehabilitation Program	14.182	$ 9,569,645
Moderate Rehabilitation Single Room Occupancy	14.249	75,423
Low Rent Public Housing Program	14.850a	45,042,147
Development Program	14.850b	15,344,340
Revitalization of Severely Distressed Public Housing	14.866	1,987,196
Economic Development and Supportive Services Program	14.864	121,562
Housing Choice Vouchers Program	14.871	38,038,789
Capital Fund Program	14.872	38,185,187
		$ 148,364,289

HOUSING AUTHORITY OF THE CITY OF NEWARK

NOTES TO THE COMBINED SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED MARCH 31, 2007

1. Basis of Presentation

The accompanying combined schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Newark and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

2. Non-Cash Federal Assistance

The Authority did not receive any non-cash Federal assistance for the year ended March 31, 2007.

3. Loan Guarantees

At March 31, 2007, the Authority is not the guarantor of any loans outstanding.

HOUSING AUTHORITY OF THE CITY OF NEWARK

SUPPLEMENTAL SCHEDULE OF COMPLETED PROGRAM COSTS

For the Year Ended March 31, 2007

Project Number	Funds Approved	Funds Expended	Funds Advanced	Excess (Deficiency) Of Funds Advanced
Capital Fund Program:				
NJ39P002-501-02	$ 18,334,512	$ 18,334,512	$18,334,512	$ -
NJ39R002-501-02	7,520,422	7,520,422	7,520,422	-
NJ39R002-501-03	5,551,005	5,551,005	5,551,005	-
NJ39R002-501-04	6,507,513	6,507,513	6,507,513	-
NJ39R002-501-05	435,272	435,272	435,272	-
NJ39R002-502-03	287,696	287,696	287,696	-
NJ39R002-502-04	336,658	336,658	336,658	-
Resident Opportunities and Self-sufficiency Program:				
NJ002RFS028A004	107,826	107,826	107,826	-
NJ002RNN002P0045	250,000	250,000	250,000	-
TOTAL	$ 39,330,904	$ 39,330,904	$39,330,904	$ -

Account Description	Low Rent Program (14.850)	HOPE VI (14.866)	Capital Fund Program (14.872)	Development (14.850A)	Section 8 NC / SR (14.182)	Section 8 Mod Rehab (14.856)	Section 8 HCV	ROSS (14.870)	State/Local	Business Activities	Component Units	TOTAL
Line Item #												
ASSETS:												
CURRENT ASSETS:												
Cash:												
111 Cash - unrestricted	2,656,793	-	-	-	724,969	303,883	5,012,671	-	-	2,107,512	1,412,615	12,218,443
112 Cash - restricted - modernization and dev	-	-	-	-	-	-	-	-	-	-	-	-
113 Cash - other restricted	-	-	-	-	-	-	681,572	-	-	-	-	681,572
114 Cash - tenant security deposits	8,271	-	-	-	-	-	-	-	-	38,228	39,522	86,021
115 Cash - restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-
100 Total cash	**2,665,064**	**-**	**-**	**-**	**724,969**	**303,883**	**5,694,243**	**-**	**-**	**2,145,740**	**1,452,137**	**12,986,036**
Accounts and notes receivables:												
121 Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts receivable - HUD other projects	1,130,900	784,741	1,919,996	276,826	87,297	-	-	-	-	-	-	4,199,760
124 Accounts receivable - other government	-	-	-	-	-	-	-	-	24,719	4,393,401	-	4,418,120
125 Accounts receivable - miscellaneous	101,523	-	-	-	-	-	-	-	-	-	-	101,523
126 Accounts receivable- tenants - dwelling rents	966,095	-	-	-	-	-	-	-	-	133,246	50,664	1,150,005
126 Allowance for doubtful accounts - dwelling rents	(678,082)	-	-	-	-	-	-	-	-	(36,243)	(49,844)	(764,169)
126 Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-
127 Notes and mortgages receivable- current	31,357	-	-	-	-	-	-	-	-	1,157,431	-	1,188,788
128 Fraud recovery	-	-	-	-	-	-	23,445	-	-	-	-	23,445
128 Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(2,344)	-	-	-	-	(2,344)
129 Accrued interest receivable	338,515	-	-	-	-	637	52,388	-	-	47,592	234,181	673,313
120 Total receivables, net of allowances for uncollectibles	**1,890,308**	**784,741**	**1,919,996**	**276,826**	**87,297**	**637**	**73,489**	**-**	**24,719**	**5,695,427**	**235,001**	**10,988,441**
Current investments												
131 Investments - unrestricted	35,932,828	-	-	-	-	-	12,137,817	-	-	4,833,569	20,257,667	73,161,881
132 Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-	-	4,952	4,952
143 Inventories	1,590,032	-	-	-	-	-	-	-	-	-	-	1,590,032
143 Allowance for obsolete inventories	(92,436)	-	-	-	-	-	-	-	-	-	-	(92,436)
144 Interprogram due from	7,293,190	-	592,065	-	204,426	-	598,302	-	168,458	1,424,880	246,322	10,527,643
145 Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-
146 Amounts to be provided	-	-	-	-	-	-	-	-	-	-	-	-
150 TOTAL CURRENT ASSETS	**49,278,986**	**784,741**	**2,512,061**	**276,826**	**1,016,692**	**304,520**	**18,503,851**	**-**	**193,177**	**14,099,616**	**22,196,079**	**109,166,549**
NONCURRENT ASSETS:												
Fixed assets:												
161 Land	63,820,048	4,073,793	2,445,750	3,101,682	-	-	-	-	-	8,015,814	808,890	82,265,977
162 Buildings	344,447,369	26,334,957	9,167,728	5,623,827	-	-	-	-	-	-	9,285,127	394,859,008
163 Furniture, equipment & mach. - dwellings	667,525	74,950	2,500	-	-	-	-	-	-	14,054	167,355	926,384
164 Furniture, equipment & mach. - admin.	21,486,765	7,666	711,661	-	-	-	909,502	5,424	99,072	33,210	247,712	23,501,012
165 Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-
166 Accumulated depreciation	(219,455,117)	(2,770,203)	(714,992)	(166,681)	-	-	(593,392)	(5,166)	(58,998)	(34,289)	(5,451,818)	(229,250,656)
167 Work in progress	-	-	-	-	-	-	-	-	-	-	-	-
160 Total fixed assets, net of accumulated depreciation	**210,966,590**	**27,721,163**	**11,612,647**	**8,558,828**	**-**	**-**	**316,110**	**258**	**40,074**	**8,028,789**	**5,057,266**	**272,301,725**
171 Notes and mortgages receivable - non-current	2,224,247	28,211,610	28,306,880	8,991,689	-	-	-	-	-	561,948	-	68,296,374
172 Notes and mortgages receivable-non-current-past due	-	-	-	-	-	-	-	-	-	-	-	-
174 Other assets	493,777	3,059,679	1,281,070	403,657	-	-	-	-	-	-	-	5,238,183
175 Undistributed debits	-	-	-	-	-	-	-	-	-	-	-	-
176 Investment in joint ventures	-	12	-	-	-	-	-	-	-	-	-	12
180 TOTAL NONCURRENT ASSETS	**213,684,614**	**58,992,464**	**41,200,597**	**17,954,174**	**-**	**-**	**316,110**	**258**	**40,074**	**8,590,737**	**5,057,266**	**345,836,294**
190 TOTAL ASSETS	**262,963,600**	**59,777,205**	**43,712,658**	**18,231,000**	**1,016,692**	**304,520**	**18,819,961**	**258**	**233,251**	**22,690,353**	**27,253,345**	**455,002,843**

See Independent Auditors' Report

	Account Description	Low Rent Program (14.850)	HOPE VI (14.866)	Capital Fund Program (14.872)	Development (14.850A)	Section 8 NC / SR (14.182)	Section 8 Mod Rehab (14.856)	Section 8 HCV	ROSS (14.870)	State/Local	Business Activities	Component Units	TOTAL
	LIABILITIES AND EQUITY:												
	LIABILITIES:												
	CURRENT LIABILITIES												
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable < 90 days	5,024,573	-	938,731	313	-	-	60,613	-	-	238,609	11,669	6,274,508
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	1,779,942	-	-	-	-	-	67,652	-	-	4,024	20,837	1,872,455
322	Accrued compensated absences	1,663,682	-	-	-	-	-	67,404	-	-	20,743	4,149	1,755,978
324	Accrued contingency liability	7,526,401	-	-	-	-	-	-	-	-	-	181,600	7,708,001
325	Accrued interest payable	128,703	-	-	-	-	-	-	-	-	-	-	128,703
331	Accounts payable - HUD PHA programs	-	-	-	-	221,105	1,179	-	-	-	-	2,797,757	3,020,041
332	Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-	-	142,296	75,377	217,673
341	Tenant security deposits	8,271	-	-	-	-	-	-	-	-	38,228	39,158	85,657
342	Deferred revenues	3,338,820	-	-	-	-	-	-	-	168,458	-	-	3,507,278
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	90,000	-	-	-	-	-	-	-	-	-	-	90,000
345	Other current liabilities	3,313,337	-	-	-	31,837	-	-	-	-	303,540	-	3,648,714
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-	81,864	81,864
347	Inter-program (due to)	1,795,432	784,741	1,573,333	276,512	312,710	170,806	2,859,572	-	24,719	1,819,647	910,171	10,527,643
310	TOTAL CURRENT LIABILITIES	24,669,161	784,741	2,512,064	276,825	565,652	171,985	3,055,241	-	193,177	2,567,087	4,122,582	38,918,515
	NONCURRENT LIABILITIES:												
351	Long-term debt, net of current- capital projects	-	-	-	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current- operating borrowings	6,550,000	-	-	-	-	-	-	-	-	-	-	6,550,000
353	Noncurrent liabilities- other	114,520	-	-	-	-	-	528,411	-	-	-	-	642,931
354	Accrued compensated absences - noncurrent	415,920	-	-	-	-	-	16,851	-	-	-	16,594	449,365
350	TOTAL NONCURRENT LIABILITIES	7,080,440	-	-	-	-	-	545,262	-	-	-	16,594	7,642,296
300	TOTAL LIABILITIES	31,749,601	784,741	2,512,064	276,825	565,652	171,985	3,600,503	-	193,177	2,567,087	4,139,176	46,560,811
	EQUITY:												
508	Net Investment in Fixed Assets	210,966,590	27,721,163	11,612,647	8,558,828	-	-	316,110	258	40,074	8,028,789	5,057,266	272,301,725
511	Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-
512	Unrestricted Net Assets	20,247,409	31,271,301	29,587,947	9,395,347	451,040	132,535	14,903,348	-	-	12,094,477	18,056,903	136,140,307
513	TOTAL EQUITY	231,213,999	58,992,464	41,200,594	17,954,175	451,040	132,535	15,219,458	258	40,074	20,123,266	23,114,169	408,442,032
600	TOTAL LIABILITIES AND EQUITY	262,963,600	59,777,205	43,712,658	18,231,000	1,016,692	304,520	18,819,961	258	233,251	22,690,353	27,253,345	455,002,843
	Proof of concept	-	-	-	-	-	-	-	-	-	-	-	-
	GASB 34 Test	-	-	-	-	-	-	-	-	-	-	-	-

See Independent Auditors' Report

Account Description	Low Rent Program (14.850a)	HOPE VI (14.866)	Capital Fund Program (14.872)	Development (14.850A)	Section 8 NC/SR (14.182)	Section 8 Mod Rehab (14.856)	Section 8 HCV	ROSS (14.870)	State/Local	Business Activities	Component Units	TOTAL
Line Item #												
REVENUE:												
703 Net tenant rental revenue	19,164,841	-	-	-	-	-	-	-	-	54,483	1,823,081	21,042,405
704 Tenant revenue - other	6,080	-	-	-	-	-	-	-	-	-	7,029	13,109
705 Total tenant revenue	**19,170,921**	-	-	-	-	-	-	-	-	**54,483**	**1,830,110**	**21,055,514**
706 HUD PHA grants	45,042,147	1,987,196	30,077,024	13,726,931	9,569,645	75,423	38,038,789	121,562	-	-	-	138,638,717
706.1 HUD PHA grants	-	-	8,108,163	1,617,409	-	-	-	-	-	-	-	9,725,572
708 Other government grants	-	-	-	-	-	-	-	-	144,592	-	-	144,592
711 Investment income - unrestricted	2,067,878	-	-	-	14,432	14,033	648,827	-	-	256,618	911,366	3,913,154
712 Mortgage interest income	17,900	898,451	1,000,707	343,927	-	-	-	-	-	115,113	-	2,376,098
714 Fraud recovery	152,346	-	-	-	-	-	24,491	-	-	-	-	176,837
715 Other revenue	1,322,675	-	-	-	-	-	-	-	-	615,599	9,135	1,947,409
716 Gain or loss on the sale of fixed assets	(382,286)	(227,997)	-	-	-	-	-	-	-	-	-	(610,283)
720 Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-
700 TOTAL REVENUE	**67,391,581**	**2,657,650**	**39,185,894**	**15,688,267**	**9,584,077**	**89,456**	**38,712,107**	**121,562**	**144,592**	**1,041,813**	**2,750,611**	**177,367,610**
EXPENSES:												
Administrative												
911 Administrative salaries	10,179,943	372,925	1,200,294	221,531	140,501	3,391	2,002,583	5,210	-	122,460	73,504	14,322,342
912 Accounting and Auditing fees	110,021	-	11,305	-	5,030	121	70,747	-	-	524	23,751	221,499
913 Outside management fees	375,532	-	-	-	-	-	-	-	-	-	-	375,532
914 Compensated absences	(45,403)	-	-	-	-	-	(71,663)	-	-	7,216	20,743	(89,107)
915 Employee benefit contributions- administrative	4,649,427	148,796	473,184	86,227	56,390	1,361	881,994	1,171	-	38,617	38,354	6,375,521
916 Other operating- administrative	2,492,063	20,135	980,940	1,606,822	30,290	730	435,887	-	198	220,036	179,852	5,966,953
Tenant services												
921 Tenant services - salaries	1,050,504	109,008	1,864,433	-	-	-	29,205	49,484	90,198	-	-	3,192,832
922 Relocation costs	3,767	-	52,991	99,632	-	-	-	-	-	80,167	-	236,557
923 Employee benefit contributions- tenant services	474,324	40,667	504,481	-	-	-	12,988	31,470	37,942	-	-	1,101,872
924 Tenant services - other	279,615	20,992	268,799	27,344	-	-	-	34,227	16,254	-	15,723	662,954
Utilities												
931 Water	7,870,066	7,390	-	-	-	-	-	-	-	106,513	204,176	8,188,145
932 Electricity	4,451,590	-	-	-	-	-	-	-	-	77,986	295,495	4,825,071
933 Gas	6,832,713	-	-	-	-	-	-	-	-	7,979	-	6,840,692
934 Fuel	86,689	-	-	-	-	-	-	-	-	-	750	87,439
935 Labor	1,526,668	-	-	-	-	-	-	-	-	-	-	1,526,668
937 Employee benefit contributions- utilities	-	-	-	-	-	-	-	-	-	-	-	-
938 Other utilities expense	56,560	-	-	-	-	-	-	-	-	3,200	-	59,760
Ordinary maintenance & operation												
941 Ordinary maint and op - labor	9,773,012	-	3,701,149	-	-	-	-	-	-	98,702	165,756	13,738,619
942 Ordinary maintenance and op - materials & other	2,591,843	9,961	77,948	51,994	-	-	-	-	-	3,339	123,995	2,859,080
943 Ordinary maintenance and op - contract costs	3,509,380	-	6,546	-	-	-	-	-	-	46,751	41,023	3,603,700
945 Employee benefit contributions- ord. maintenance	4,604,898	-	1,462,639	-	-	-	-	-	-	40,509	86,492	6,194,538
Protective services												
951 Protective services - labor	2,572,977	-	-	-	-	-	96,109	-	-	101,296	-	2,770,382
952 Protective services- other contract costs	213,449	-	-	-	-	-	-	-	-	-	104,455	317,904
953 Protective services - other	39,438	-	-	-	-	-	-	-	-	-	-	39,438
955 Employee benefit contributions- protective services	1,103,015	-	-	-	-	-	37,752	-	-	49,905	-	1,190,672

Line Item #	Account Description	Low Rent Program (14.850a)	HOPE VI (14.866)	Capital Fund Program (14.872)	Development (14.850A)	Section 8 NC/SR (14.182)	Section 8 Mod Rehab (14.856)	Section 8 HCV	ROSS (14.870)	State/Local	Business Activities	Component Units	TOTAL
	General expenses												
961	Insurance premiums	2,296,388	-	-	-	-	-	-	-	-	-	-	2,296,388
962	Other general expenses	213,831	-	-	-	-	-	508,550	-	-	34,748	-	757,129
963	Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-	38,371	38,371
964	Bad debt - tenant rents	1,445,491	-	-	-	-	-	-	-	-	25,856	4,112	1,475,459
965	Bad debt- mortgages	-	-	-	-	-	-	-	-	-	-	-	-
966	Bad debt - other	-	-	-	-	-	-	-	-	-	1,593	-	1,593
967	Interest expense	387,721	-	-	-	-	-	-	-	-	-	47	387,768
968	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-
969	**TOTAL OPERATING EXPENSES**	**69,145,522**	**729,874**	**10,604,709**	**2,093,550**	**232,211**	**5,603**	**4,004,152**	**121,562**	**144,592**	**1,067,397**	**1,416,599**	**89,565,771**
970	**EXCESS OPERATING REVENUE OVER OPERATING EXPENSES**	**(1,753,941)**	**1,927,776**	**28,581,185**	**13,594,717**	**9,351,866**	**83,853**	**34,707,955**	**-**	**-**	**(25,584)**	**1,334,012**	**87,801,839**
971	Extraordinary maintenance	665,507	-	44,916	-	-	-	-	-	-	-	-	710,423
972	Casualty losses - non capitalized	-	-	-	-	-	-	-	-	-	-	-	-
973	Housing assistance payments	-	-	-	-	9,305,340	67,945	27,404,046	-	-	-	-	36,777,331
974	Depreciation expense	16,100,214	867,176	392,968	151,649	-	-	128,945	1,085	13,534	3,944	300,778	17,960,293
975	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-
976	Capital outlays- governmental funds	-	-	-	-	-	-	-	-	-	-	-	-
977	Debt principal payment- governmental funds	-	-	-	-	-	-	-	-	-	-	-	-
978	Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-	-	-
900	**TOTAL EXPENSES**	**85,911,243**	**1,597,050**	**11,042,593**	**2,245,199**	**9,537,551**	**73,548**	**31,537,143**	**122,647**	**158,126**	**1,071,341**	**1,717,377**	**145,013,818**
	OTHER FINANCING SOURCES (USES)												
1001	Operating transfers in	-	-	-	-	-	-	-	-	-	-	-	-
1002	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-
1003	Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-	-	-
1004	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-
1005	Proceeds from notes, loans and bonds	-	-	-	-	-	-	-	-	-	-	-	-
1006	Proceeds from property sales	-	-	-	-	-	-	-	-	-	-	-	-
1010	**TOTAL OTHER FINANCING SOURCES (USES)**	-	-	-	-	-	-	-	-	-	-	-	-
1000	**EXCESS OF REVENUE OVER EXPENSES**	**(18,519,662)**	**1,060,600**	**28,143,301**	**13,443,068**	**46,526**	**15,908**	**7,174,964**	**(1,085)**	**(13,534)**	**(29,528)**	**1,033,234**	**32,353,792**
	MEMO account information												
1103	Beginning equity	210,059,177	57,798,426	13,394,121	34,374,211	404,514	116,627	8,044,494	1,343	50,157	29,764,235	22,080,935	376,088,240
1104a	Prior period adjustments	314,708	133,438	9,159,844	-	-	-	-	-	3,451	(9,611,441)	-	-
1104b	Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-
1104c	Equity Transfer	39,359,776	-	(9,496,672)	(29,863,104)	-	-	-	-	-	-	-	-
								-					-
1113	Maximum ACC					9,260,843	176,750				-		
1114	Prorated Maximum ACC					-	-						
1115	Contingency Reserve					7,289,167	1,224,199						
						16,550,010	1,400,949						
1117	Beginning Admin Equity					-		3,067,891					3,067,891
1118	Beginning HAP Equity					-		4,976,603					4,976,603
		-	-	-	-	-		**8,044,494**	-	-	-	-	8,044,494
1120	Unit months available	95,708		-	-	11,600	161	64,176			72		171,717
1121	Number of unit months leased	88,106		-	-	11,600	92	40,869			72		140,739
	Occupancy Percentage	92%				100%	57%	64%					82%
	Equity Roll Forward Test												
	Calculation from R/E Statement	231,213,999	58,992,464	41,200,594	17,954,175	451,040	132,535	15,219,458	258	40,074	20,123,266	23,114,169	408,442,032
	B/S Line 513	231,213,999	58,992,464	41,200,594	17,954,175	451,040	132,535	15,219,458	258	40,074	20,123,266	23,114,169	408,442,032
		-	-	-	-	-	-	-	-	-	-	-	-

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Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the Board of Commissioners of the
Housing Authority of the City of Newark

We have audited the financial statements of the Housing Authority of the City of Newark as of and for the year ended March 31, 2007 and 2006, and have issued our report thereon dated December 7, 2007. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Newark's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Entity's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described In the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be significant deficiencies or material weaknesses, as defined above.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Newark's financial statements are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

This report is intended solely for the information and use of management, and the Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

December 7, 2007

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Independent Auditors' Report on Compliance with Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance with OMB Circular A-133

To the Board of Commissioners of the
Housing Authority of the City of Newark:

Compliance

We have audited the compliance of the Housing Authority of the City of Newark, with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2007. The Housing Authority of the City of Newark's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of the City of Newark's management. Our responsibility is to express an opinion on the Housing Authority of the City of Newark's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence that the Housing Authority of the City of Newark's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Housing Authority of the City of Newark's compliance with those requirements.

As described in the accompanying schedule of findings and questioned costs, the Housing Authority of the City of Newark did not comply with requirements regarding eligibility and reporting that are applicable to it's low income public housing program (07-1) and reporting and special tests and provisions that are applicable to it's section eight housing choice voucher program (07-2 through 07-3), and capital project fund (07-4). Compliance with such requirements is necessary, in our opinion, for the Housing Authority of the City of Newark to comply with the requirements applicable to those programs.

In our opinion, except for the noncompliance described in the preceding paragraph, the Housing Authority of the City of Newark complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2007.

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Internal Control Over Compliance

The management of The Housing Authority of the City of Newark is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of the City of Newark's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Newark's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies and others that we consider to be material weaknesses.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in internal control over compliance described in the accompanying schedule of finding and questioned costs as items 07-1 through 07-4 to be significant deficiencies.

A material weaknesses is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. Of the significant deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs, we consider items 07-3 and 07-4 to be material weaknesses.

The Housing Authority of the City of Newark's response to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit the Housing Authority of the City of Newark's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of, management and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these qualified parties.

December 7, 2007
Toms River, New Jersey

Housing Authority of the City of Newark
Schedule of Findings and Questioned Costs
March 31, 2007

A. Summary of Auditors' Findings

Type of auditors' report issued:	Unqualified
Internal Control over Financial Reporting:	
Material weaknesses identified?	No
Significant deficiencies identified that were not considered to be material weaknesses?	No
Noncompliance material to the financial statements noted?	None
Internal control over major federal award programs	
Material weaknesses identified?	Yes
Significant deficiencies identified that were not considered to be material weaknesses?	Yes
Type of auditors' report issued on compliance for major programs:	Qualified

Identification of programs tested as major programs:

CFDA 14.182 New Construction and Substantial Rehabilitation Program
CFDA 14.850 Pubic and Indian Housing
CFDA 14.866 Revitalization of Severely Distressed Housing
CFDA 14.871 Section 8 Housing Choice Vouchers.
CFDA 14.872 Capital Fund Program

The threshold for distinguishing Types A and B programs which represent 3% of the total federal assistance.	$4,450,929
Qualified as a low-risk auditee	No

B. Findings - Required to be reported under OMB Circular A-133

07-1 Condition:
The Low Income Public Housing Program (14.850) tenant files are missing certain required documentation. In our testing of 64 tenant files we found the following items to be missing:

- 2 files were missing date of birth documentation.
- 2 files were missing social security number documentation.
- 3 files lacked HUD form 9886 consent to release information.
- 2 files have no signatures or date on HUD form 9886 consent to release information.
- 4 files were missing the required lead based paint documentation.
- 3 files were missing the required third party employment information.
- 1 file without dated lead based paint notification.
- 17 files lacked documentation that indicated inspection was done.
- 6 files lacked documentation that they were passed or failed inspection.
- 4 files lacked HUD form 50058, annual recertification.
- 3 files were missing the required income verification documentation.
- 2 files were missing the required calculation value of assets documentation.

Criteria:
Tenant files are required to be maintained and need to contain all required documentation.

Cause:
The Housing Authority of the City of Newark (the Authority) has policies and procedures in place addressing these issues but failed to follow them; in addition supervisory procedures were not applied.

Effect:
The Authority is required to maintain all of the necessary documentation in all of the tenant files and the failure to do so could result in the Authority providing assistance to tenants who do not meet the necessary criteria.

Recommendation:
Management should obtain as many of these documents at this time as is reasonable, and increase efforts to assure complete files going forward.

Managements Response:
In response to the audit findings, management has implemented the following corrective measures in order to ensure that such deficiencies are eliminated or significantly reduced.

Corrective Action Plan:
The Department of Property Management is aware that the tenant files have deficiencies and although a Quality Control manager has been put in place the needed correction of these files is to burdensome of a task for one individual. As the Quality Control manager continues to find problems and deficiencies the staff is instructed to not only correct the files that were inspected but all files.

However, management feels that the issues cited in the finding require outside intensive work, to that end the Operations Department has put together an RFP which was already published once for a company to assist the Authority in not only auditing the files but correcting all deficiencies cited, bring all re-certifications up to date, and to train staff on the proper way to conduct re-certifications and tenant file processes.

Unfortunately a qualified firm did not submit a bid the first time so the document was re-advertised a second time.

B. Findings - Required to be reported under OMB Circular A-133 (continued)

07-1 Corrective Action Plan (continue):
The Authority anticipates that a firm will be in place by the end of January 2008. The scope of work requires that the firm be on site for at least two years at which time the sites will be properly trained and the tenant files will include all required documentations.

07-2 Condition:
The Section 8 Housing Choice Voucher Program (14.871) tenant files are missing certain required documentation. In our testing of 67 tenant files we found the following:

- 19 files could not be located.
- 2 files did not have information available for testing covering the period under audit.
- 3 file was missing social security number documentation.
- 2 files were missing citizenship declaration form.
- 3 files were missing an original signed lease or the equivalent.
- 25 files have no signatures on the lease amendments.
- 1 file was missing move-in inspection reports.
- 1 file lacked documentation that required annual inspections were done.
- 1 file lacked HUD form 50058, annual recertification.
- 1 file rent calculation did not agree to form 50058.

Criteria:
Tenant files are required to be maintained and need to contain all required documentation.

Cause:
The Authority has policies and procedures in place addressing these issues but failed to follow them; in addition supervisory procedures were not applied.

Effect:
The Authority is required to maintain all of the necessary documentation in all of the tenant files and the failure to do so could result in the Authority providing assistance to tenants who do not meet the necessary criteria.

Recommendation:
Management should keep all tenant files in a place and order that allows them to be easily located, and should obtain as many of these documents at this time as is reasonable, and increase efforts to assure complete files going forward.

Managements Response:
In response to the audit findings, management has implemented the following corrective measures in order to ensure that such deficiencies are eliminated or significantly reduced.

Corrective Action Plan:
The Section 8 Department appointed a quality control specialist who reports directly to the Director. The quality control specialist's duties include an internal audit of tenant files to ensure compliance with a checklist of HUD's criteria. This is done by reviewing the contents of each folder for completeness, accuracy and proper organization. All errors detected are first reviewed with the responsible individual immediate supervisor, then corrected by the technician and returned to the quality control specialist for final review and sign off. The findings of the quality control specialist's audit are then reported to the Director on a monthly basis to monitor file accuracy. Additional training is on going with staff to ensure compliance and awareness of any new regulations.

B. Findings - Required to be reported under OMB Circular A-133 (continued)

07-3 Condition:
As noted in the HUD review issued in April of 2005 the required Section 8 Housing Choice Voucher Program (14.871) rent reasonableness calculations were not properly computed.

Criteria:
All PHA's are required to determine whether the rent to the unit owner is reasonable in comparison to other units.

Cause:
Management did calculate reasonable rent, but did not use the proper amount and type of criteria necessary.

Effect:
Without an accurate rent reasonableness calculation the PHA could be over paying for gross rent.

Recommendation:
Management should develop a survey instrument that includes all of the required variables, use the survey with a selection of landlords both in and not in the program and compare the results to current rent levels.

Managements Response:
In response to the audit findings, management has implemented the following corrective measures in order to ensure that such deficiencies are eliminated or significantly reduced.

Corrective Action Plan:
The Section 8 department has procured McCright and Associates to compile a comparable unit database of assisted and unassisted units available in various rental markets. The NHA is also planning to partner with the State NJHMFA for access to comparable units for its rent reasonableness database.

07-4 Condition:
The Authority Capital Fund Program (14.872), cost allocation of indirect costs did not conform to the requirements found in OMB Circular A-87. WS+B testing of the Capital Fund Program during the fiscal year ended March 31, 2007 identified costs paid by the Authority federal award program that were unallowable under the provision of Circular A-87.

Criteria:
Budget dollar amounts per specified line items are submitted to HUD for approval on an annual basis.

Cause:
The Authority did not follow the requirements found in OMB Circular A-87 when it prepared its cost allocation plan. WS+B identified transportation expenses for trip to Chester, PA and basketball camps. As well, the Authority's system of internal control did not detect these unallowable activities as stated in Circular A-87.

Effect:
WS+B noted that $4,825 of $1,114,957 of expenses tested are deemed to be in the category of public relations and social activities which are not in compliance per Circular A-87 guidance.

Recommendation:
There needs to be a more in depth review of activities that are being reimbursed with capital fund expenditures to avoid disallowed costs in the future.

B. Findings – Required to be reported under OMB Circular A-133 (continued)

07-4 (continued)

Managements Response:
The Authority's management is aware of these expenditures, although small in dollar amount; NHA is in the process of ensuring that all future item reimbursements are in compliance with OMB A-87.

Corrective Action Plan:
The Authority will contract with a professional firm to supply all financial management staff with specific training on OMB Circular A-87 to enable them to differentiate between allowable and unallowable costs. As with all other financial management training, exams on the specific topic will be given. All staff attending the training course must pass the exam, upon successful completion of the exam a certificate will be awarded and the exam results will be retained in the individual employee's file.

The Authority will be implementing an agency wide integrated accounting system in September 2007 that will allow additional controls to be implemented. A specific control within the accounting system will give the Asset Manager of Accounting Finance and Budgeting an opportunity to review and cancel unallowable costs before being paid and submitted to the funding source for reimbursement.

Ms. Debra K. Toothman, Chief Financial Officer will be responsible for resolution of the finding and corrective action will be in place by March 31, 2008.

Housing Authority of the City of Newark
Summary Schedule of Prior Audit Findings and Questioned Costs
March 31, 2007

Prior Audit Findings:

06-1 Condition:
The Low Income Public Housing Program (14.850) tenant files are missing certain required documentation. In our testing of 67 tenant files we found the following items to be missing:

- 6 files were missing date of birth documentation.
- 5 files were missing social security number documentation.
- 3 files lacked HUD form 9886 consent to release information.
- 8 files have no signatures or date on HUD form 9886 consent to release information.
- 17 files were missing the required lead based paint documentation.
- 3 files had lead based paint documentation that was outdated.
- 1 file without dated lead based paint notification.
- 3 files lacked documentation that required annual inspections have been completed.
- 2 files failed inspection yet lacked documentation that they were re-inspected within the required 30 days.
- 2 files lacked HUD form 50058, annual recertification.
- 11 files were missing the required income verification documentation.
- 11 files were missing the required calculation value of assets documentation.
- 1 file rent calculation did not agree to form 50058.

Status: We have similar findings in the current year so this issue was not corrected.

Managements Response:
The Department of Property Management has appointed a quality control manager who reports directly to the Director. The quality control manager's duties include an internal audit of tenant files to ensure compliance with a checklist of HUD's criteria. This is done by reviewing the contents of each folder for completeness, accuracy and proper organization. All errors detected are first reviewed with the responsible individuals, then corrected and brought to the attention of the District Managers who review and sign off. Additional training is on going with staff to ensure compliance and awareness of any new regulations.

06-2 Condition:
The Section 8 Housing Choice Voucher Program (14.871) tenant files are missing certain required documentation. In our testing of 56 tenant files we found the following items to be missing:

- 2 files did not have information available for testing covering the period under audit.
- 1 file was missing social security number documentation.
- 7 files were missing citizenship declaration form.
- 3 files were missing HUD form 9886 consent to release information.
- 3 files were missing the required lead based paint documentation.
- 27 files were missing an original signed lease or the equivalent.
- 4 files were missing lease amendments.
- 2 files lacked the proper move-in inspection reports.
- 4 files lacked documentation that required annual inspections were done.
- 2 files lacked HUD form 50058, annual recertification.
- 2 files were missing verification of income.

Status: We have similar findings in the current year so this issue was not corrected.

Prior Audit Findings (continued):

06-2 (continued)

Managements Response:
The Section 8 Department appointed a quality control specialist who reports directly to the Director. The quality control specialist's duties include an internal audit of tenant files to ensure compliance with a checklist of HUD's criteria. This is done by reviewing the contents of each folder for completeness, accuracy and proper organization. All errors detected are first reviewed with the responsible individuals immediate supervisor, then corrected by the technician and returned to the quality control specialist for final review and sign off. The findings of the quality control specialist's audit are then reported to the Director on a monthly basis to monitor file accuracy. Additional training is on going with staff to ensure compliance and awareness of any new regulations.

06-3 Condition:
As noted in the HUD review issued in April of 2005 the required Section 8 Housing Choice Voucher program (14.871) rent reasonableness calculations were not properly computed.

Status: We have similar findings in the current year so this issue was not corrected.

Managements Response:
In response to the audit findings, management with the assistance of HUD, is in the process of procuring a contractor to conduct the market surveys and compile a comparable unit database of assisted and unassisted units available in various rental markets.

06-4 Condition:
As noted in the HUD review issued in April of 2005 the required section 8 housing choice program (14.871) Section 8 Management Assessment Program (SEMAP) certifications were not properly supported.

Status: This issue was corrected.

06-5 Condition:
The Authority Capital Fund Program (14.872), cost allocation of indirect costs did not conform to the requirements found in OMB Circular A-87. WS+B testing of the Capital Fund Program during the fiscal year ended March 31, 2006 identified costs paid by the Authority federal award program that were unallowable under the provision of Circular A-87.

Status: We have similar findings in the current year so this issue was not corrected.

Managements Response:
Management plans on implementing staff training to enable them to differentiate between allowable and unallowable costs per OMB A-87. An additional control to be implemented will allow the asset manager of the fund to cancel unallowable costs before they are submitted for reimbursement.

Because there are similar findings the authority will again address this issue.

Audit Firm Information

WithumSmith+Brown, P.C.

Telephone Number: (732) 341-8728

Federal Identification Number: 22-2027092

Terry C. Moncrief, CPA - Firm representative in charge of the engagement.

Most Recently Approved Budget (Attachment D)

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 1,121,368.00	$ 623,796.00	$ 1,288,232.00	$ 1,201,873.00	$ 1,331,424.00
702999	REVENUE - VACANCY LOSS	$ 452,560.00	$ 18,714.00	$ 413,158.00	$ 152,664.00	$ 648,828.00
703000	REVENUE - DWELLING RENTAL	$ 668,808.00	$ 605,082.00	$ 875,074.00	$ 1,049,209.00	$ 682,596.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ 1,950.00	$ 3,000.00
704001	REVENUE - MAINTENANCE CHARGES	$ 7,177.00	$ 7,000.00	$ 6,000.00	$ 7,000.00	$ 6,500.00
704002	REVENUE - LATE CHARGES	$ 7,800.00	$ 4,560.00	$ 2,280.00	$ 3,600.00	$ 6,960.00
704003	REVENUE - COURT COSTS	$ 8,892.00	$ 5,544.00	$ 9,144.00	$ 7,632.00	$ 7,140.00
704004	REVENUE - MISCELLANEOUS	$ -	$ 92,090.00	$ -	$ 40,473.00	$ 39,610.00
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 4,183,471.00	$ 1,748,284.00	$ 4,583,038.00	$ 2,416,282.00	$ 3,520,322.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 939,025.00	$ -	$ 609,627.00	$ -	$ 328,451.00
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 471,199.00	$ 237,665.00	$ 596,012.00	$ 362,442.00	$ 478,781.00
706000	REVENUE - OPERATING SUBSIDY	$ 2,773,247.00	$ 1,510,619.00	$ 3,377,399.00	$ 2,053,840.00	$ 2,713,090.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 3,465,924.00**	**$ 2,224,895.00**	**$ 4,269,897.00**	**$ 3,163,704.00**	**$ 3,458,896.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 105,594.00	$ 145,305.00	$ 140,650.00	$ 141,779.00	$ 154,021.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 9,000.00	$ 7,000.00	$ 12,544.00	$ 12,155.00	$ 10,000.00
913000	MANAGEMENT FEE	$ 232,056.00	$ 170,174.00	$ 263,770.00	$ 256,035.00	$ 218,906.00
913001	BOOKKEEPING FEE	$ 27,000.00	$ 19,800.00	$ 30,690.00	$ 29,790.00	$ 25,470.00
913002	ASSET MANAGEMENT FEE	$ 60,360.00	$ 27,240.00	$ 60,240.00	$ 42,120.00	$ 48,240.00
914000	ADVERTISING & MARKETING	$ 2,000.00	$ 2,000.00	$ -	$ 1,380.00	$ -
914001	STAFF TRAINING	$ 12,600.00	$ 18,800.00	$ 10,000.00	$ 18,900.00	$ 10,500.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 42,238.00	$ 58,122.00	$ 56,260.00	$ 56,712.00	$ 61,608.00
916000	OFFICE EXPENSES	$ 8,116.00	$ 7,000.00	$ 18,738.00	$ 9,316.00	$ 8,119.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 94,463.00	$ 42,631.00	$ 47,138.00	$ 65,918.00	$ 75,496.00
917100	AUDIT FEES	$ 7,968.00	$ 3,596.00	$ 7,952.00	$ 5,560.00	$ 6,368.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 5,500.00	$ 1,100.00	$ 2,000.00	$ 1,380.00	$ 3,857.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 500.00	$ -	$ 500.00	$ -
919006	SUNDRY - BANK FEES	$ 2,595.00	$ 1,171.00	$ 2,590.00	$ 1,811.00	$ 2,074.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ 500.00	$ 500.00	$ 700.00
919009	SUNDRY - INTERNET ACCESS	$ 360.00	$ 360.00	$ 360.00	$ 360.00	$ 360.00
919011	SUNDRY - TELEPHONE	$ 2,700.00	$ 3,240.00	$ 2,700.00	$ 3,240.00	$ 2,700.00
919012	SUNDRY - COLLECTION FEES	$ 1,509.00	$ 681.00	$ 1,506.00	$ 1,053.00	$ 1,206.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 1,080.00	$ 1,300.00	$ 1,078.00	$ 1,078.00	$ 1,078.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 4,607.00	$ -	$ 4,607.00	$ 5,050.00	$ 5,000.00
919019	SUNDRY - PRINTING	$ 2,440.00	$ 3,000.00	$ 5,000.00	$ 4,000.00	$ 3,000.00
919020	SUNDRY - OTHER	$ -	$ -	$ 2,000.00	$ 3,000.00	$ 3,000.00
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 3,600.00	$ -	$ -	$ 3,600.00	$ 3,600.00
TOTAL - ADMINISTRATION		**$ 626,586.00**	**$ 513,820.00**	**$ 671,123.00**	**$ 666,037.00**	**$ 646,103.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 13,175.00	$ 6,275.00	$ 13,150.00	$ 8,875.00	$ 7,675.00
TOTAL - TENANT SERVICES		**$ 13,175.00**	**$ 6,275.00**	**$ 13,150.00**	**$ 8,875.00**	**$ 7,675.00**
UTILITIES						
931000	WATER	$ 171,923.00	$ 75,937.00	$ 449,737.00	$ 90,808.00	$ 308,540.00
932000	ELECTRICITY	$ 393,622.00	$ 202,621.00	$ 359,784.00	$ 366,893.00	$ 385,815.00
933000	GAS	$ 641,841.00	$ 111,293.00	$ 731,430.00	$ 426,619.00	$ 325,178.00
938000	OTHER UTILITY COSTS - SEWER	$ 50,551.00	$ 28,891.00	$ 158,340.00	$ 32,643.00	$ 97,998.00
TOTAL - UTILITIES		**$ 1,257,937.00**	**$ 418,742.00**	**$ 1,699,291.00**	**$ 916,963.00**	**$ 1,117,531.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 294,192.00	$ 412,125.00	$ 393,771.00	$ 432,228.00	$ 415,601.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 60,000.00	$ 50,000.00	$ 25,000.00	$ 80,000.00	$ 22,000.00
942000	MATERIALS - MISCELLANEOUS	$ 5,000.00	$ 3,000.00	$ 3,000.00	$ 10,000.00	$ 5,000.00
942001	MATERIALS - STRUCTURES	$ 10,200.00	$ 52,000.00	$ 70,000.00	$ 50,000.00	$ 35,000.00
942002	MATERIALS - JANITORIAL	$ 15,000.00	$ 17,899.00	$ 10,000.00	$ 15,000.00	$ 18,000.00
942003	MATERIALS - ELECTRICAL	$ 12,464.00	$ 36,542.00	$ 11,551.00	$ 28,000.00	$ 20,000.00
942004	MATERIALS - PLUMBING	$ 30,000.00	$ 21,245.00	$ 21,105.00	$ 48,728.00	$ 25,000.00
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 3,123.00	$ 2,000.00	$ 8,340.00	$ 1,500.00
942006	MATERIALS - RANGES	$ 12,312.00	$ 11,684.00	$ 8,000.00	$ 16,000.00	$ 7,776.00
942007	MATERIALS - REFRIGERATORS	$ 12,356.00	$ 15,912.00	$ 9,000.00	$ 19,000.00	$ 11,448.00

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
942008	MATERIALS - FURNACES & AC/PARTS	$ 40,000.00	$ -	$ 10,000.00	$ 12,000.00	$ 15,000.00
942009	MATERIALS - FIRE PREVENTION	$ -	$ 7,000.00	$ 3,000.00	$ 3,000.00	$ 2,500.00
942010	MATERIALS - UNIFORMS	$ 4,000.00	$ 3,600.00	$ 3,600.00	$ 3,600.00	$ 3,600.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 1,625.00	$ 1,000.00	$ -	$ 2,652.00
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 47,156.00	$ 36,088.00	$ 32,250.00	$ 36,000.00	$ 40,000.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 50,000.00	$ 50,000.00	$ -	$ 32,731.00	$ 80,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 45,000.00	$ -	$ -	$ 25,000.00	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 3,000.00	$ 2,500.00	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ 30,000.00	$ 60,000.00	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 25,150.00	$ 10,000.00	$ 25,100.00	$ 28,900.00	$ 25,000.00
943007	CONTRACT COSTS - PLUMBING	$ 42,252.00	$ 19,068.00	$ 25,100.00	$ 36,750.00	$ 32,000.00
943008	CONTRACT COSTS - EXTERMINATION	$ 90,037.00	$ 23,297.00	$ 89,858.00	$ 84,204.00	$ 51,978.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 12,000.00	$ -	$ -	$ 26,432.00	$ 3,500.00
943011	CONTRACT COSTS - UNIFORMS	$ 1,877.00	$ 2,730.00	$ 4,800.00	$ 2,815.00	$ 4,160.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 2,515.00	$ 1,192.00	$ -	$ 3,120.00	$ 2,500.00
943014	CONTRACT COSTS - VEHICLES	$ -	$ 540.00	$ -	$ 2,216.00	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 117,677.00	$ 139,197.00	$ 157,508.00	$ 138,523.00	$ 166,240.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 932,188.00**	**$ 920,367.00**	**$ 935,643.00**	**$ 1,202,587.00**	**$ 990,455.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 79,554.00	$ 35,902.00	$ 79,396.00	$ 55,514.00	$ 63,580.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 43,162.00	$ 27,630.00	$ 26,252.00	$ 27,630.00	$ 20,478.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 122,716.00**	**$ 63,532.00**	**$ 105,648.00**	**$ 83,144.00**	**$ 84,058.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ 16,000.00	$ 3,425.00
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ 8,581.00
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ 16,000.00**	**$ 12,006.00**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 76,114.00	$ 34,350.00	$ 75,963.00	$ 53,113.00	$ 60,831.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 32,997.00	$ 14,891.00	$ 32,931.00	$ 23,026.00	$ 26,109.00
982000	T/S - SALARIES FRONTLINE	$ 93,558.00	$ 42,222.00	$ 93,372.00	$ 65,286.00	$ 74,772.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ 1,211,603.00	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
984000	LEGAL FEE FOR SERVICE	$ 74,665.00	$ 33,695.00	$ 74,517.00	$ 52,102.00	$ 59,673.00
985000	IT - FEE FOR SERVICE	$ 42,373.00	$ 19,122.00	$ 42,288.00	$ 29,588.00	$ 33,864.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 74,992.00	$ 35,810.00	$ 93,672.00	$ 45,865.00	$ 17,097.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ 20,243.00
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ 7,000.00
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 17,280.00	$ 23,873.00	$ 17,280.00	$ 17,280.00	$ 20,000.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ 10,000.00
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ 5,000.00
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 24,000.00	$ 35,810.00	$ 33,340.00	$ 45,550.00	$ 20,000.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ 11,048.00
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ 2,000.00
986009	C/M FFS - (MA) - MASONRY LABOR	$ 26,100.00	$ 11,937.00	$ 35,440.00	$ 16,115.00	$ 30,000.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ 24,000.00
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ 6,000.00
986012	C/M FFS - (PA) - PAINTING LABOR	$ 61,560.00	$ 11,936.00	$ 61,560.00	$ 42,120.00	$ 25,000.00
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ 10,000.00
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ 4,000.00
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 3,960.00	$ -	$ 3,960.00	$ 5,940.00	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 18,720.00	$ -	$ 18,720.00	$ 11,700.00	$ -

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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 1,757,922.00**	**$ 263,646.00**	**$ 583,043.00**	**$ 407,685.00**	**$ 466,637.00**
TOTAL - OPERATING EXPENDITURES		**$ 4,710,524.00**	**$ 2,186,382.00**	**$ 4,007,898.00**	**$ 3,301,291.00**	**$ 3,324,465.00**
NET PROFIT OR (LOSS)		**$ (1,244,600.00)**	**$ 38,513.00**	**$ 261,999.00**	**$ (137,587.00)**	**$ 134,431.00**

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 613,668.00	$ 136,800.00	$ 104,170.00	$ 697,788.00	$ 736,656.00
702999	REVENUE - VACANCY LOSS	$ 80,616.00	$ 4,104.00	$ 2,170.00	$ 20,934.00	$ 148,320.00
703000	REVENUE - DWELLING RENTAL	$ 533,052.00	$ 132,696.00	$ 102,000.00	$ 676,854.00	$ 588,336.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 10,320.00	$ 2,160.00	$ 1,000.00	$ 8,000.00	$ 8,500.00
704002	REVENUE - LATE CHARGES	$ 9,300.00	$ 4,500.00	$ 1,000.00	$ 4,800.00	$ 2,980.00
704003	REVENUE - COURT COSTS	$ 8,740.00	$ 912.00	$ 1,500.00	$ 6,960.00	$ 9,918.00
704004	REVENUE - MISCELLANEOUS	$ 83,386.00	$ -	$ -	$ 39,483.00	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 2,153,305.00	$ 376,452.00	$ 150,587.00	$ 1,814,251.00	$ 2,262,714.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 83,408.00	$ 14,582.00	$ 5,833.00	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 310,485.00	$ 54,281.00	$ 21,712.00	$ 272,138.00	$ 339,407.00
706000	REVENUE - OPERATING SUBSIDY	$ 1,759,412.00	$ 307,589.00	$ 123,042.00	$ 1,542,113.00	$ 1,923,307.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 2,404,210.00**	**$ 447,857.00**	**$ 228,542.00**	**$ 2,278,210.00**	**$ 2,533,041.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 127,696.00	$ 22,071.00	$ 7,882.00	$ 147,158.00	$ 129,960.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 12,000.00	$ -	$ -	$ 5,000.00	$ 1,550.00
913000	MANAGEMENT FEE	$ 178,683.00	$ 32,488.00	$ 15,470.00	$ 172,495.00	$ 230,509.00
913001	BOOKKEEPING FEE	$ 20,790.00	$ 3,780.00	$ 1,800.00	$ 20,070.00	$ 26,820.00
913002	ASSET MANAGEMENT FEE	$ 34,320.00	$ 6,000.00	$ 2,400.00	$ 32,760.00	$ 35,760.00
914000	ADVERTISING & MARKETING	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,485.00
914001	STAFF TRAINING	$ 11,500.00	$ -	$ -	$ 10,000.00	$ 10,000.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 49,114.00	$ 8,489.00	$ 3,031.00	$ 58,863.00	$ 51,984.00
916000	OFFICE EXPENSES	$ 10,498.00	$ 1,000.00	$ 1,000.00	$ 7,500.00	$ 3,000.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 53,711.00	$ 9,390.00	$ 3,756.00	$ 51,269.00	$ 25,000.00
917100	AUDIT FEES	$ 4,530.00	$ 792.00	$ 317.00	$ 4,324.00	$ 4,720.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 2,000.00	$ -	$ 50.00	$ 1,200.00	$ 475.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ -	$ -	$ 500.00	$ -
919006	SUNDRY - BANK FEES	$ 1,476.00	$ 258.00	$ 103.00	$ 1,409.00	$ 310.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 700.00	$ -	$ -	$ 500.00	$ -
919009	SUNDRY - INTERNET ACCESS	$ 360.00	$ 360.00	$ 360.00	$ 360.00	$ 360.00
919011	SUNDRY - TELEPHONE	$ 3,062.00	$ 529.00	$ 189.00	$ 2,700.00	$ 2,700.00
919012	SUNDRY - COLLECTION FEES	$ 858.00	$ 150.00	$ 60.00	$ 819.00	$ 894.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 648.00	$ 112.00	$ 40.00	$ 800.00	$ 800.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 2,007.00	$ 347.00	$ 124.00	$ 1,078.00	$ 1,078.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 2,000.00	$ 1,000.00	$ 1,000.00	$ 8,000.00	$ 3,500.00
919019	SUNDRY - PRINTING	$ 2,000.00	$ 400.00	$ 1,000.00	$ 2,500.00	$ 2,500.00
919020	SUNDRY - OTHER	$ 1,536.00	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 2,916.00	$ 504.00	$ 180.00	$ 3,600.00	$ 3,600.00
TOTAL - ADMINISTRATION		**$ 522,405.00**	**$ 89,670.00**	**$ 40,762.00**	**$ 534,905.00**	**$ 538,005.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 6,375.00	$ 1,850.00	$ 1,100.00	$ 6,175.00	$ 6,550.00
TOTAL - TENANT SERVICES		**$ 6,375.00**	**$ 1,850.00**	**$ 1,100.00**	**$ 6,175.00**	**$ 6,550.00**
UTILITIES						
931000	WATER	$ 199,813.00	$ 40,200.00	$ 10,152.00	$ 91,713.00	$ 286,506.00
932000	ELECTRICITY	$ 99,632.00	$ 2,268.00	$ 907.00	$ 246,435.00	$ 240,336.00
933000	GAS	$ 343,056.00	$ -	$ -	$ 349,522.00	$ 277,117.00
938000	OTHER UTILITY COSTS - SEWER	$ 66,987.00	$ 26,910.00	$ 35,532.00	$ 34,372.00	$ 80,685.00
TOTAL - UTILITIES		**$ 709,488.00**	**$ 69,378.00**	**$ 46,591.00**	**$ 722,042.00**	**$ 884,644.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 382,228.00	$ 54,750.00	$ 19,554.00	$ 305,388.00	$ 332,651.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 50,000.00	$ -	$ 2,000.00	$ 25,000.00	$ 15,000.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ 7,000.00
942001	MATERIALS - STRUCTURES	$ 60,000.00	$ 27,000.00	$ 20,000.00	$ 45,000.00	$ 30,000.00
942002	MATERIALS - JANITORIAL	$ 14,580.00	$ 1,000.00	$ -	$ 14,000.00	$ 12,000.00
942003	MATERIALS - ELECTRICAL	$ 10,000.00	$ 5,000.00	$ 2,700.00	$ 10,000.00	$ 25,000.00
942004	MATERIALS - PLUMBING	$ 32,000.00	$ 5,000.00	$ 8,000.00	$ 15,000.00	$ 20,329.00
942005	MATERIALS - VEHICLE EXPENSE	$ 2,400.00	$ 250.00	$ 250.00	$ 1,500.00	$ 2,500.00
942006	MATERIALS - RANGES	$ 2,903.00	$ 7,000.00	$ 1,124.00	$ 19,435.00	$ 8,377.00
942007	MATERIALS - REFRIGERATORS	$ 4,914.00	$ 8,800.00	$ 1,900.00	$ 28,945.00	$ 9,471.00

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
942008	MATERIALS - FURNACES & AC/PARTS	$ 17,875.00	$ 4,000.00	$ 5,000.00	$ 10,000.00	$ 20,000.00
942009	MATERIALS - FIRE PREVENTION	$ 3,000.00	$ 2,000.00	$ 1,000.00	$ 3,000.00	$ 2,500.00
942010	MATERIALS - UNIFORMS	$ 2,916.00	$ 504.00	$ 180.00	$ 3,600.00	$ 3,600.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 3,000.00	$ -	$ -	$ 4,087.00	$ 2,565.00
942012	MATERIALS - SECURITY EQUIPMENT	$ 1,692.00	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 26,813.00	$ 2,100.00	$ 2,100.00	$ 16,536.00	$ 8,803.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 30,000.00	$ 10,000.00	$ 5,000.00	$ -	$ 40,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 25,000.00	$ 8,850.00	$ 3,540.00	$ 20,000.00	$ 30,000.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 3,000.00	$ 6,300.00	$ 20,000.00	$ -	$ 3,000.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 20,000.00	$ 6,000.00	$ 36,000.00	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 14,300.00	$ 2,500.00	$ 1,000.00	$ -	$ 15,050.00
943007	CONTRACT COSTS - PLUMBING	$ 14,300.00	$ 2,500.00	$ 1,000.00	$ 13,650.00	$ 15,050.00
943008	CONTRACT COSTS - EXTERMINATION	$ 50,000.00	$ 8,950.00	$ 3,580.00	$ 41,884.00	$ 53,879.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ -	$ -	$ 3,100.00	$ 3,300.00
943011	CONTRACT COSTS - UNIFORMS	$ 3,146.00	$ -	$ -	$ 1,849.00	$ 3,000.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 2,039.00	$ -	$ -	$ 1,365.00	$ -
943014	CONTRACT COSTS - VEHICLES	$ 8,748.00	$ 1,512.00	$ 540.00	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 137,539.00	$ 20,951.00	$ 7,483.00	$ 108,011.00	$ 119,380.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 902,393.00**	**$ 198,967.00**	**$ 111,951.00**	**$ 727,350.00**	**$ 782,455.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 45,234.00	$ 7,908.00	$ 3,163.00	$ 43,178.00	$ 47,132.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 15,992.00	$ 3,980.00	$ 3,060.00	$ 20,306.00	$ 17,650.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 61,226.00**	**$ 11,888.00**	**$ 6,223.00**	**$ 63,484.00**	**$ 64,782.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ 7,800.00	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ 7,800.00**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 43,278.00	$ 7,566.00	$ 3,026.00	$ 41,310.00	$ 45,093.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 18,762.00	$ 3,280.00	$ 1,312.00	$ 17,909.00	$ 19,549.00
982000	T/S - SALARIES FRONTLINE	$ 53,196.00	$ 9,300.00	$ 3,720.00	$ 50,778.00	$ 55,428.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ 1,211,602.00	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
984000	LEGAL FEE FOR SERVICE	$ 42,454.00	$ 7,422.00	$ 2,969.00	$ 40,524.00	$ 44,235.00
985000	IT - FEE FOR SERVICE	$ 24,932.00	$ 4,212.00	$ 1,685.00	$ 22,998.00	$ 25,104.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 34,000.00	$ 8,010.00	$ 4,080.00	$ 55,000.00	$ 2,209.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 2,500.00	$ 500.00	$ 300.00	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 6,800.00	$ 1,360.00	$ 680.00	$ 30,000.00	$ 1,020.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 250.00	$ 185.00	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 13,600.00	$ 8,160.00	$ 2,720.00	$ 20,000.00	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 1,241.00	$ 350.00	$ 400.00	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ 3,975.00	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 17,000.00	$ -	$ -	$ 12,000.00	$ -
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 700.00	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ 12,000.00	$ 1,200.00
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 34,000.00	$ 3,400.00	$ 1,360.00	$ 5,000.00	$ 16,000.00
986025	C/M FFS - (HC) - HVAC MATERIAL	$ 3,000.00	$ 3,370.00	$ 300.00	$ -	$ 4,000.00
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ 5,000.00	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 6,800.00	$ 680.00	$ 340.00	$ 4,554.00	$ 10,800.00

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		No	No	No	No	No
Units		286	50	20	273	298
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 721.00	$ 212.00	$ 150.00	$ -	$ 540.00
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ 26,053.00	$ -	$ -	$ -	$ 60,365.00
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 333,012.00**	**$ 58,072.00**	**$ 23,227.00**	**$ 1,528,675.00**	**$ 285,543.00**
TOTAL - OPERATING EXPENDITURES		**$ 2,534,899.00**	**$ 429,825.00**	**$ 229,854.00**	**$ 3,590,431.00**	**$ 2,561,979.00**
NET PROFIT OR (LOSS)		**$ (130,689.00)**	**$ 18,032.00**	**$ (1,312.00)**	**$ (1,312,221.00)**	**$ (28,938.00)**

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 61,970.00	$ 565,488.00	$ 1,026,000.00	$ 1,063,656.00	$ 508,260.00
702999	REVENUE - VACANCY LOSS	$ 4,514.00	$ 25,704.00	$ 175,104.00	$ 28,440.00	$ 41,280.00
703000	REVENUE - DWELLING RENTAL	$ 57,456.00	$ 539,784.00	$ 850,896.00	$ 1,035,216.00	$ 466,980.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ 243.00	$ 1,225.00	$ 4,050.00	$ 1,296.00
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ 9,600.00	$ 4,665.00	$ 2,000.00	$ 2,400.00
704002	REVENUE - LATE CHARGES	$ 450.00	$ 8,100.00	$ 6,220.00	$ 6,000.00	$ 3,600.00
704003	REVENUE - COURT COSTS	$ 300.00	$ 2,784.00	$ 1,798.00	$ 2,088.00	$ 4,176.00
704004	REVENUE - MISCELLANEOUS	$ 522.00	$ 47,279.00	$ -	$ 99,021.00	$ 51,165.00
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 136,674.00	$ 1,150,621.00	$ 2,179,207.00	$ 2,173,395.00	$ 1,179,903.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 20,501.00	$ 172,593.00	$ 326,881.00	$ 326,009.00	$ 176,985.00
706000	REVENUE - OPERATING SUBSIDY	$ 116,173.00	$ 978,028.00	$ 1,852,326.00	$ 1,847,386.00	$ 1,002,918.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ 300,366.00	$ 568,875.00	$ 567,358.00	$ 298,849.00
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly		Family	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		18	198	375	374	197
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 174,901.00**	**$ 1,886,184.00**	**$ 3,286,005.00**	**$ 3,563,119.00**	**$ 1,831,384.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 6,840.00	$ 155,057.00	$ 141,674.00	$ 140,225.00	$ 139,426.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 82.00	$ 4,000.00	$ 8,000.00	$ 5,000.00	$ 4,416.00
913000	MANAGEMENT FEE	$ 13,923.00	$ 153,157.00	$ 290,070.00	$ 289,296.00	$ 143,875.00
913001	BOOKKEEPING FEE	$ 16,200.00	$ 17,820.00	$ 33,750.00	$ 33,660.00	$ 16,740.00
913002	ASSET MANAGEMENT FEE	$ 2,160.00	$ 23,760.00	$ 45,000.00	$ 44,880.00	$ 23,640.00
914000	ADVERTISING & MARKETING	$ 125.00	$ 715.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
914001	STAFF TRAINING	$ 715.00	$ 10,000.00	$ 3,500.00	$ 10,000.00	$ 10,000.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 2,736.00	$ 62,023.00	$ 56,670.00	$ 56,090.00	$ 41,770.00
916000	OFFICE EXPENSES	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 8,000.00	$ 6,000.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 3,380.00	$ 5,000.00	$ 10,000.00	$ 20,000.00	$ 15,000.00
917100	AUDIT FEES	$ 285.00	$ 3,136.00	$ 5,940.00	$ 5,924.00	$ 3,120.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 150.00	$ 1,453.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ -	$ -	$ 250.00	$ 500.00
919006	SUNDRY - BANK FEES	$ 93.00	$ 1,022.00	$ 1,935.00	$ 1,930.00	$ 1,017.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 600.00	$ 500.00	$ 500.00	$ 725.00	$ 600.00
919009	SUNDRY - INTERNET ACCESS	$ 360.00	$ 360.00	$ 360.00	$ 360.00	$ 360.00
919011	SUNDRY - TELEPHONE	$ 108.00	$ 2,160.00	$ 2,700.00	$ 3,240.00	$ 2,700.00
919012	SUNDRY - COLLECTION FEES	$ 54.00	$ 594.00	$ 1,125.00	$ 1,122.00	$ 591.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 1,078.00	$ 1,078.00	$ 1,100.00	$ 1,100.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 2,000.00	$ 2,000.00	$ 5,000.00	$ 1,000.00
919019	SUNDRY - PRINTING	$ -	$ 2,000.00	$ 3,000.00	$ 3,000.00	$ 2,000.00
919020	SUNDRY - OTHER	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ -	$ 3,600.00	$ 3,600.00	$ 3,600.00	$ 3,600.00
TOTAL - ADMINISTRATION		**$ 51,611.00**	**$ 457,235.00**	**$ 622,202.00**	**$ 639,702.00**	**$ 421,755.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 1,050.00	$ 5,325.00	$ 8,375.00	$ 9,700.00	$ 5,125.00
TOTAL - TENANT SERVICES		**$ 1,050.00**	**$ 5,325.00**	**$ 8,375.00**	**$ 9,700.00**	**$ 5,125.00**
UTILITIES						
931000	WATER	$ 9,153.00	$ 41,193.00	$ 138,903.00	$ 146,130.00	$ 84,128.00
932000	ELECTRICITY	$ 4,000.00	$ 201,936.00	$ 268,662.00	$ 213,222.00	$ 62,906.00
933000	GAS	$ 14,017.00	$ 103,566.00	$ 158,794.00	$ 178,563.00	$ 69,194.00
938000	OTHER UTILITY COSTS - SEWER	$ 2,700.00	$ 3,706.00	$ 56,533.00	$ 59,451.00	$ 1,508.00
TOTAL - UTILITIES		**$ 29,870.00**	**$ 350,401.00**	**$ 622,892.00**	**$ 597,366.00**	**$ 217,736.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 17,508.00	$ 295,842.00	$ 438,616.00	$ 412,553.00	$ 226,162.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 1,493.00	$ 10,000.00	$ 10,000.00	$ 18,000.00	$ 9,000.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 6,844.00	$ 15,000.00	$ 20,000.00	$ 35,000.00	$ 25,000.00
942002	MATERIALS - JANITORIAL	$ 922.00	$ 8,000.00	$ 8,000.00	$ 15,000.00	$ 14,000.00
942003	MATERIALS - ELECTRICAL	$ 583.00	$ 5,000.00	$ 6,000.00	$ 18,000.00	$ 10,000.00
942004	MATERIALS - PLUMBING	$ 923.00	$ 8,000.00	$ 9,500.00	$ 30,000.00	$ 20,000.00
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ -	$ -	$ 1,000.00	$ 2,500.00
942006	MATERIALS - RANGES	$ -	$ 6,000.00	$ 10,000.00	$ 20,000.00	$ 9,000.00
942007	MATERIALS - REFRIGERATORS	$ -	$ 9,360.00	$ 10,000.00	$ 22,500.00	$ 10,800.00

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly		Family	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		18	198	375	374	197
942008	MATERIALS - FURNACES & AC/PARTS	$ 4,500.00	$ 9,000.00	$ 9,000.00	$ 20,000.00	$ 6,000.00
942009	MATERIALS - FIRE PREVENTION	$ 450.00	$ 1,000.00	$ 9,000.00	$ 3,000.00	$ 3,200.00
942010	MATERIALS - UNIFORMS	$ -	$ 3,600.00	$ 3,600.00	$ 3,600.00	$ 3,600.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 134.00	$ 1,108.00	$ 1,000.00	$ 2,500.00	$ 2,000.00
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ 7,000.00
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 1,508.00	$ 35,776.00	$ 36,000.00	$ 36,000.00	$ 36,000.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 4,500.00	$ -	$ -	$ 15,000.00	$ 4,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 3,186.00	$ -	$ 15,000.00	$ 24,000.00	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ 28,710.00	$ 20,000.00	$ 30,000.00	$ 28,710.00
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 2,268.00	$ 24,948.00	$ 20,000.00	$ 35,000.00	$ 10,000.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 3,000.00	$ -	$ 3,000.00	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 900.00	$ 3,000.00	$ 12,000.00	$ 7,000.00	$ 5,000.00
943007	CONTRACT COSTS - PLUMBING	$ 1,012.00	$ 5,000.00	$ 31,000.00	$ 25,000.00	$ 22,000.00
943008	CONTRACT COSTS - EXTERMINATION	$ 3,222.00	$ 33,637.00	$ 70,000.00	$ 60,000.00	$ 35,442.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 2,250.00	$ 2,178.00	$ 4,200.00	$ 15,000.00	$ 3,000.00
943011	CONTRACT COSTS - UNIFORMS	$ 325.00	$ 2,100.00	$ 7,000.00	$ 2,800.00	$ 2,402.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ 990.00	$ 2,000.00	$ 2,000.00	$ 1,000.00
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ 5,400.00
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 6,283.00	$ 110,767.00	$ 175,446.00	$ 165,021.00	$ 82,897.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 58,811.00**	**$ 622,016.00**	**$ 927,362.00**	**$ 1,020,974.00**	**$ 584,113.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly		Family	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		18	198	375	374	197
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 2,847.00	$ 31,316.00	$ 59,310.00	$ 59,152.00	$ 31,158.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 1,724.00	$ 16,194.00	$ 25,527.00	$ 30,886.00	$ 14,009.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 4,571.00**	**$ 47,510.00**	**$ 84,837.00**	**$ 90,038.00**	**$ 45,167.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 2,724.00	$ 29,961.00	$ 56,745.00	$ 56,594.00	$ 29,810.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 1,181.00	$ 12,989.00	$ 24,600.00	$ 24,534.00	$ 12,923.00
982000	T/S - SALARIES FRONTLINE	$ 3,348.00	$ 36,828.00	$ 69,750.00	$ 69,564.00	$ 36,642.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ 300,366.00	$ 568,875.00	$ 567,358.00	$ 298,849.00
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly		Family	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		18	198	375	374	197
984000	LEGAL FEE FOR SERVICE	$ 2,672.00	$ 29,391.00	$ 55,665.00	$ 55,517.00	$ 29,243.00
985000	IT - FEE FOR SERVICE	$ 1,516.00	$ 16,680.00	$ 31,590.00	$ 31,506.00	$ 16,596.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 1,465.00	$ 8,160.00	$ 40,190.00	$ 45,000.00	$ 30,041.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ 3,000.00	$ 15,000.00	$ 10,000.00	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 3,800.00	$ 6,000.00	$ 30,000.00	$ 10,000.00	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 1,032.00	$ 10,000.00	$ 4,550.00	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 4,000.00	$ 2,400.00	$ 30,000.00	$ 8,000.00	$ 20,718.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ 5,000.00	$ 10,000.00	$ 4,000.00	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ 6,912.00	$ 20,000.00	$ 20,000.00	$ 7,251.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ 1,000.00	$ 5,000.00	$ 10,000.00	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ 8,000.00	$ -	$ 20,000.00	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ 2,000.00	$ -	$ 10,000.00	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ 6,120.00	$ 20,000.00	$ 10,000.00	$ 31,077.00
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ 1,000.00	$ 5,000.00	$ 7,000.00	$ 2,072.00
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ 2,392.00	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ 8,000.00	$ 12,000.00	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ 2,000.00	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 200.00	$ -	$ -	$ -	$ 7,252.00
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ 4,144.00
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ 10,000.00	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ 8,000.00	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ 3,500.00	$ -	$ -	$ 1,036.00

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ 1,000.00	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ 15,000.00	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ 5,114.00	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ 5,000.00	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ 2,000.00	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ 4,000.00	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ 3,000.00	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ 1,000.00	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 20,906.00**	**$ 508,731.00**	**$ 1,004,415.00**	**$ 1,001,737.00**	**$ 527,654.00**
TOTAL - OPERATING EXPENDITURES		**$ 166,819.00**	**$ 1,991,218.00**	**$ 3,270,083.00**	**$ 3,359,517.00**	**$ 1,801,550.00**
NET PROFIT OR (LOSS)		**$ 8,082.00**	**$ (105,034.00)**	**$ 15,922.00**	**$ 203,602.00**	**$ 29,834.00**

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 1,127,352.00	$ 731,016.00	$ 565,956.00	$ 735,000.00	$ 662,496.00
702999	REVENUE - VACANCY LOSS	$ 56,368.00	$ 21,930.00	$ 16,979.00	$ 9,000.00	$ 19,875.00
703000	REVENUE - DWELLING RENTAL	$ 1,070,984.00	$ 709,086.00	$ 548,977.00	$ 726,000.00	$ 642,621.00
704000	REVENUE - EXCESS UTILITIES	$ 5,400.00	$ 1,620.00	$ 1,782.00	$ -	$ 500.00
704001	REVENUE - MAINTENANCE CHARGES	$ 5,000.00	$ 1,195.00	$ 5,000.00	$ 5,000.00	$ 3,000.00
704002	REVENUE - LATE CHARGES	$ 4,000.00	$ 3,000.00	$ 7,500.00	$ 9,000.00	$ 1,500.00
704003	REVENUE - COURT COSTS	$ 3,480.00	$ 1,740.00	$ 1,740.00	$ 2,784.00	$ 696.00
704004	REVENUE - MISCELLANEOUS	$ 48,665.00	$ 69,093.00	$ 68,643.00	$ 78,068.00	$ 960.00
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 2,629,326.00	$ 1,712,955.00	$ 1,191,882.00	$ 1,120,273.00	$ 972,225.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 394,399.00	$ 256,943.00	$ 178,783.00	$ 168,041.00	$ 145,834.00
706000	REVENUE - OPERATING SUBSIDY	$ 2,234,927.00	$ 1,456,012.00	$ 1,013,099.00	$ 952,232.00	$ 826,391.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ 665,963.00	$ 433,862.00	$ 301,883.00	$ 371,665.00	$ 312,502.00
707100	REVENUE - MANAGEMENT FEE	$ -	$ -		$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 4,038,419.00**	**$ 2,675,608.00**	**$ 1,948,624.00**	**$ 2,144,749.00**	**$ 1,788,170.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 175,474.00	$ 139,069.00	$ 110,634.00	$ 148,076.00	$ 147,882.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 5,000.00	$ 5,000.00	$ 4,000.00	$ 4,301.00	$ 2,000.00
913000	MANAGEMENT FEE	$ 339,575.00	$ 221,227.00	$ 148,516.00	$ 189,512.00	$ 159,345.00
913001	BOOKKEEPING FEE	$ 39,510.00	$ 25,740.00	$ 17,280.00	$ 22,050.00	$ 18,540.00
913002	ASSET MANAGEMENT FEE	$ 52,680.00	$ 34,320.00	$ 23,880.00	$ 29,400.00	$ 24,720.00
914000	ADVERTISING & MARKETING	$ 2,500.00	$ 854.00	$ 614.00	$ 1,506.00	$ 600.00
914001	STAFF TRAINING	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 9,000.00	$ 8,000.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 70,189.00	$ 55,628.00	$ 44,254.00	$ 59,231.00	$ 59,153.00
916000	OFFICE EXPENSES	$ 4,000.00	$ 8,000.00	$ 8,000.00	$ 7,000.00	$ 5,000.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 20,000.00	$ 25,000.00	$ 15,000.00	$ 46,011.00	$ 15,000.00
917100	AUDIT FEES	$ 6,954.00	$ 4,530.00	$ 3,152.00	$ 3,881.00	$ 3,264.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 1,000.00	$ 300.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 400.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00
919006	SUNDRY - BANK FEES	$ 2,265.00	$ 1,476.00	$ 1,027.00	$ 1,264.00	$ 1,063.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 700.00	$ 400.00	$ 700.00	$ 250.00	$ 375.00
919009	SUNDRY - INTERNET ACCESS	$ 360.00	$ 360.00	$ 360.00	$ 360.00	$ 360.00
919011	SUNDRY - TELEPHONE	$ 2,700.00	$ 2,160.00	$ 2,700.00	$ 3,240.00	$ 2,160.00
919012	SUNDRY - COLLECTION FEES	$ 1,317.00	$ 858.00	$ 597.00	$ 735.00	$ 618.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 1,078.00	$ 1,100.00	$ 1,078.00	$ 1,100.00	$ 1,078.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ -
919019	SUNDRY - PRINTING	$ 3,600.00	$ 2,500.00	$ 2,000.00	$ 2,500.00	$ 1,648.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ 2,000.00
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 3,600.00	$ 3,600.00	$ 3,600.00	$ 3,600.00	$ 3,600.00
TOTAL - ADMINISTRATION		**$ 743,702.00**	**$ 546,322.00**	**$ 401,892.00**	**$ 537,017.00**	**$ 457,706.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 8,250.00	$ 7,275.00	$ 5,400.00	$ 6,400.00	$ 5,750.00
TOTAL - TENANT SERVICES		**$ 8,250.00**	**$ 7,275.00**	**$ 5,400.00**	**$ 6,400.00**	**$ 5,750.00**
UTILITIES						
931000	WATER	$ 266,297.00	$ 125,954.00	$ 104,136.00	$ 238,161.00	$ 57,226.00
932000	ELECTRICITY	$ 312,356.00	$ 253,590.00	$ 137,786.00	$ 210,775.00	$ 338,013.00
933000	GAS	$ 345,614.00	$ 326,520.00	$ 153,501.00	$ 71,433.00	$ -
938000	OTHER UTILITY COSTS - SEWER	$ 100,000.00	$ 35,692.00	$ 10,000.00	$ 5,000.00	$ 18,202.00
TOTAL - UTILITIES		**$ 1,024,267.00**	**$ 741,756.00**	**$ 405,423.00**	**$ 525,369.00**	**$ 413,441.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 488,217.00	$ 328,088.00	$ 293,176.00	$ 258,376.00	$ 188,260.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 20,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 5,620.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 20,000.00	$ 20,000.00	$ 15,000.00	$ 20,000.00	$ 7,000.00
942002	MATERIALS - JANITORIAL	$ 15,000.00	$ 15,000.00	$ 7,194.00	$ 12,500.00	$ 10,000.00
942003	MATERIALS - ELECTRICAL	$ 12,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 5,000.00
942004	MATERIALS - PLUMBING	$ 15,000.00	$ 15,000.00	$ 7,413.00	$ 25,000.00	$ 8,000.00
942005	MATERIALS - VEHICLE EXPENSE	$ 1,000.00	$ 2,500.00	$ -	$ -	$ -
942006	MATERIALS - RANGES	$ 20,000.00	$ 12,000.00	$ 10,000.00	$ 8,000.00	$ 4,800.00
942007	MATERIALS - REFRIGERATORS	$ 22,500.00	$ 13,500.00	$ 15,750.00	$ 9,000.00	$ 5,400.00

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Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
942008	MATERIALS - FURNACES & AC/PARTS	$ 10,000.00	$ 20,000.00	$ 18,555.00	$ 10,200.00	$ 3,000.00
942009	MATERIALS - FIRE PREVENTION	$ 5,000.00	$ 5,000.00	$ 8,955.00	$ 2,500.00	$ 2,500.00
942010	MATERIALS - UNIFORMS	$ 4,800.00	$ 3,600.00	$ 3,600.00	$ 3,600.00	$ 3,600.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 3,000.00	$ 3,000.00	$ 2,082.00	$ 2,200.00	$ 1,000.00
942012	MATERIALS - SECURITY EQUIPMENT	$ 400.00	$ 7,000.00	$ -	$ 2,000.00	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 36,000.00	$ 36,000.00	$ 36,000.00	$ 35,776.00	$ 18,000.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 15,000.00	$ 5,000.00	$ 5,000.00	$ 25,000.00	$ 5,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ 15,000.00	$ 9,000.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ 40,000.00	$ 30,000.00	$ 28,855.00	$ 36,260.00	$ 9,870.00
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 35,000.00	$ 20,000.00	$ 20,000.00	$ -	$ 20,000.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 3,000.00	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 9,000.00	$ 9,575.00	$ 4,975.00	$ 12,495.00	$ 9,000.00
943007	CONTRACT COSTS - PLUMBING	$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 20,000.00	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 35,000.00	$ 25,876.00	$ 23,914.00	$ 27,484.00	$ 30,000.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 5,000.00	$ 3,200.00	$ 2,200.00	$ -	$ -
943011	CONTRACT COSTS - UNIFORMS	$ 3,775.00	$ 2,059.00	$ 2,402.00	$ 2,059.00	$ 1,373.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 2,195.00	$ 1,430.00	$ 995.00	$ 1,225.00	$ 1,030.00
943014	CONTRACT COSTS - VEHICLES	$ 5,400.00	$ 5,400.00	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 187,719.00	$ 100,101.00	$ 102,136.00	$ 95,480.00	$ 75,304.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 1,021,006.00**	**$ 711,329.00**	**$ 643,202.00**	**$ 644,155.00**	**$ 422,757.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 69,432.00	$ 45,234.00	$ 31,474.00	$ 38,749.00	$ 32,581.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 23,574.00	$ 21,273.00	$ 16,470.00	$ 21,780.00	$ 3,000.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 93,006.00**	**$ 66,507.00**	**$ 47,944.00**	**$ 60,529.00**	**$ 35,581.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 66,429.00	$ 43,278.00	$ 30,113.00	$ 37,073.00	$ 31,172.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 28,798.00	$ 18,762.00	$ 13,054.00	$ 16,072.00	$ 13,514.00
982000	T/S - SALARIES FRONTLINE	$ 81,654.00	$ 53,196.00	$ 37,014.00	$ 45,570.00	$ 38,316.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ 665,963.00	$ 433,862.00	$ 301,883.00	$ 371,665.00	$ 312,502.00
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
984000	LEGAL FEE FOR SERVICE	$ 65,165.00	$ 42,454.00	$ 29,540.00	$ 36,368.00	$ 15,000.00
985000	IT - FEE FOR SERVICE	$ 36,981.00	$ 24,093.00	$ 16,764.00	$ 20,639.00	$ 17,353.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 15,000.00	$ 3,247.00	$ 2,302.00	$ 12,302.00	$ 15,000.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 40,000.00	$ -	$ -	$ 22,000.00	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ 2,000.00	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 8,000.00	$ 8,117.00	$ 5,651.00	$ 7,000.00	$ 5,000.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 4,000.00	$ -	$ -	$ -	$ 2,000.00
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ 2,000.00	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 10,000.00	$ 6,271.00	$ 4,395.00	$ 8,320.00	$ 3,000.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 30,000.00	$ -	$ -	$ 10,000.00	$ 2,000.00
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 15,000.00	$ 24,754.00	$ 16,743.00	$ 9,000.00	$ 5,000.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 10,000.00	$ -	$ -	$ 5,000.00	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ 4,000.00	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ 10,000.00	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ 10,000.00	$ 74,682.00	$ 52,216.00	$ 19,209.00	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ 25,000.00	$ -	$ -	$ 10,000.00	$ 3,000.00
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ 2,721.00	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 15,000.00	$ 13,251.00	$ 9,418.00	$ 3,000.00	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ 30,000.00	$ 5,425.00	$ 1,046.00	$ 5,000.00	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 2,000.00	$ 14,643.00	$ 10,150.00	$ -	$ -

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Project No.		0019	0020	0021	0012	0013
Family/Elderly		Elderly	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		439	286	199	245	206
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 5,000.00	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 1,163,990.00**	**$ 766,035.00**	**$ 533,010.00**	**$ 656,218.00**	**$ 462,857.00**
TOTAL - OPERATING EXPENDITURES		**$ 4,054,221.00**	**$ 2,839,224.00**	**$ 2,036,871.00**	**$ 2,429,688.00**	**$ 1,798,092.00**
NET PROFIT OR (LOSS)		**$ (15,802.00)**	**$ (163,616.00)**	**$ (88,247.00)**	**$ (284,939.00)**	**$ (9,922.00)**

Newark Housing Authority Site Budget (Annual)
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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 699,000.00	$ 156,168.00	$ 162,336.00	$ 188,100.00	$ 59,928.00
702999	REVENUE - VACANCY LOSS	$ 20,970.00	$ 3,123.00	$ 4,870.00	$ 5,643.00	$ 599.00
703000	REVENUE - DWELLING RENTAL	$ 678,030.00	$ 153,045.00	$ 157,466.00	$ 182,457.00	$ 59,329.00
704000	REVENUE - EXCESS UTILITIES	$ 2,862.00	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 3,000.00	$ 600.00	$ 6,000.00	$ 6,000.00	$ 1,200.00
704002	REVENUE - LATE CHARGES	$ 12,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ 1,500.00
704003	REVENUE - COURT COSTS	$ 2,764.00	$ 939.00	$ 1,392.00	$ 1,740.00	$ 1,044.00
704004	REVENUE - MISCELLANEOUS	$ 75,108.00	$ 742.00	$ 1,108.00	$ 2,156.00	$ 179.00
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 1,669,090.00	$ 249,127.00	$ 410,598.00	$ 438,280.00	$ 101,496.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ 11,415.00	$ 18,814.00	$ 20,082.00	$ 4,650.00
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 250,364.00	$ 35,657.00	$ 58,768.00	$ 62,730.00	$ 14,527.00
706000	REVENUE - OPERATING SUBSIDY	$ 1,418,726.00	$ 202,055.00	$ 333,016.00	$ 355,468.00	$ 82,319.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ 379,000.00	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ 18,947.00	$ -	$ 6,494.00	$ -

Newark Housing Authority Site Budget (Annual)
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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 2,571,490.00**	**$ 379,328.00**	**$ 504,982.00**	**$ 560,315.00**	**$ 145,571.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 141,303.00	$ 29,886.00	$ 46,964.00	$ 49,810.00	$ 11,385.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 3,000.00	$ 576.00	$ 950.00	$ 1,008.00	$ 230.00
913000	MANAGEMENT FEE	$ 193,380.00	$ 41,770.00	$ 68,843.00	$ 71,164.00	$ 17,017.00
913001	BOOKKEEPING FEE	$ 22,500.00	$ 4,860.00	$ 8,010.00	$ 8,280.00	$ 1,980.00
913002	ASSET MANAGEMENT FEE	$ 30,000.00	$ 6,480.00	$ 10,680.00	$ 11,400.00	$ 2,640.00
914000	ADVERTISING & MARKETING	$ 1,500.00	$ -	$ 746.00	$ 795.00	$ -
914001	STAFF TRAINING	$ 10,000.00	$ 2,100.00	$ 3,300.00	$ 3,500.00	$ 800.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 56,521.00	$ 11,954.00	$ 18,785.00	$ 19,924.00	$ 4,554.00
916000	OFFICE EXPENSES	$ 5,000.00	$ 1,050.00	$ 1,650.00	$ 1,750.00	$ 400.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 20,000.00	$ 4,000.00	$ 5,000.00	$ 5,000.00	$ 2,000.00
917100	AUDIT FEES	$ 3,960.00	$ 855.00	$ 1,410.00	$ 1,505.00	$ 348.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 300.00	$ 106.00	$ 174.00	$ 185.00	$ 42.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 200.00	$ 84.00	$ 138.00	$ 147.00	$ -
919006	SUNDRY - BANK FEES	$ 1,290.00	$ 279.00	$ 495.00	$ 490.00	$ 114.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 1,000.00	$ -	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 360.00	$ 76.00	$ 119.00	$ 126.00	$ 29.00
919011	SUNDRY - TELEPHONE	$ 2,700.00	$ 454.00	$ 713.00	$ 756.00	$ 173.00
919012	SUNDRY - COLLECTION FEES	$ 750.00	$ 162.00	$ 267.00	$ 285.00	$ 66.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly Scattered Site? Units		Elderly No 250	Family Yes 54	Family Yes 89	Family Yes 95	Family Yes 22
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 800.00	$ 168.00	$ 264.00	$ 280.00	$ 64.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 1,100.00	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ -	$ 700.00	$ -
919019	SUNDRY - PRINTING	$ 2,000.00	$ 432.00	$ 712.00	$ 760.00	$ 176.00
919020	SUNDRY - OTHER	$ 2,000.00	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 3,600.00	$ 756.00	$ 1,188.00	$ 1,260.00	$ 288.00
TOTAL - ADMINISTRATION		**$ 503,264.00**	**$ 106,048.00**	**$ 170,408.00**	**$ 179,125.00**	**$ 42,306.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 5,625.00	$ 1,476.00	$ 1,948.00	$ 2,160.00	$ 598.00
TOTAL - TENANT SERVICES		**$ 5,625.00**	**$ 1,476.00**	**$ 1,948.00**	**$ 2,160.00**	**$ 598.00**
UTILITIES						
931000	WATER	$ 196,337.00	$ 22,550.00	$ 37,165.00	$ 40,329.00	$ 6,431.00
932000	ELECTRICITY	$ 93,200.00	$ 4,233.00	$ 6,976.00	$ 7,447.00	$ 1,725.00
933000	GAS	$ 200,949.00	$ 1,260.00	$ 2,075.00	$ 2,216.00	$ 513.00
938000	OTHER UTILITY COSTS - SEWER	$ 63,140.00	$ 8,398.00	$ 13,225.00	$ 17,283.00	$ 2,756.00
TOTAL - UTILITIES		**$ 553,626.00**	**$ 36,441.00**	**$ 59,441.00**	**$ 67,275.00**	**$ 11,425.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 280,060.00	$ 44,632.00	$ 70,135.00	$ 74,386.00	$ 17,003.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 10,000.00	$ 840.00	$ 1,320.00	$ 1,400.00	$ 320.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 25,000.00	$ 7,022.00	$ 4,882.00	$ 8,599.00	$ 1,841.00
942002	MATERIALS - JANITORIAL	$ 12,000.00	$ 2,075.00	$ 4,483.00	$ 1,635.00	$ 850.00
942003	MATERIALS - ELECTRICAL	$ 8,000.00	$ 1,034.00	$ 624.00	$ 1,356.00	$ 235.00
942004	MATERIALS - PLUMBING	$ 17,009.00	$ 1,696.00	$ 3,561.00	$ 3,323.00	$ 1,343.00
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 1,235.00	$ -	$ 2,161.00	$ -
942006	MATERIALS - RANGES	$ 24,000.00	$ 564.00	$ 5,640.00	$ 5,640.00	$ 1,692.00
942007	MATERIALS - REFRIGERATORS	$ 27,000.00	$ 954.00	$ 9,540.00	$ 9,540.00	$ 2,862.00

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly Scattered Site? Units		Elderly No 250	Family Yes 54	Family Yes 89	Family Yes 95	Family Yes 22
942008	MATERIALS - FURNACES & AC/PARTS	$ 10,000.00	$ 7,000.00	$ 6,000.00	$ 7,830.00	$ 2,410.00
942009	MATERIALS - FIRE PREVENTION	$ 2,500.00	$ 406.00	$ 556.00	$ 594.00	$ 200.00
942010	MATERIALS - UNIFORMS	$ 3,600.00	$ 720.00	$ 1,188.00	$ 1,260.00	$ 288.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 2,000.00	$ 1,500.00	$ 1,100.00	$ 500.00	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ 952.00	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 35,000.00	$ 1,000.00	$ 8,343.00	$ 17,888.00	$ 1,388.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 15,625.00	$ 9,000.00	$ 34,517.00	$ 25,000.00	$ 7,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 15,000.00	$ 6,656.00	$ 10,752.00	$ 10,752.00	$ 4,596.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ 36,250.00	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 20,000.00	$ 2,417.00	$ 7,119.00	$ 9,741.00	$ 3,091.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ 3,000.00	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 12,750.00	$ -	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ 18,000.00	$ -	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 30,000.00	$ 15,054.00	$ 20,124.00	$ 20,040.00	$ 6,454.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 594.00	$ 979.00	$ 1,045.00	$ 242.00
943011	CONTRACT COSTS - UNIFORMS	$ 2,059.00	$ 354.00	$ 453.00	$ 481.00	$ 110.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 1,325.00	$ 2,700.00	$ 2,700.00	$ 2,700.00	$ 1,350.00
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 104,457.00	$ 17,853.00	$ 28,054.00	$ 29,754.00	$ 6,801.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 714,635.00**	**$ 125,306.00**	**$ 222,070.00**	**$ 236,577.00**	**$ 60,076.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly Scattered Site? Units		Elderly No 250	Family Yes 54	Family Yes 89	Family Yes 95	Family Yes 22
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 39,540.00	$ 8,541.00	$ 14,076.00	$ 15,025.00	$ 3,480.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 20,341.00	$ 4,591.00	$ 4,724.00	$ 5,474.00	$ 1,780.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 59,881.00**	**$ 13,132.00**	**$ 18,800.00**	**$ 20,499.00**	**$ 5,260.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 37,830.00	$ 8,171.00	$ 13,467.00	$ 14,375.00	$ 3,329.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 16,400.00	$ 3,542.00	$ 5,838.00	$ 6,232.00	$ 1,443.00
982000	T/S - SALARIES FRONTLINE	$ 46,500.00	$ 10,044.00	$ 16,554.00	$ 17,670.00	$ 4,092.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ 379,000.00	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
984000	LEGAL FEE FOR SERVICE	$ 37,110.00	$ 8,016.00	$ 13,211.00	$ 14,102.00	$ 3,266.00
985000	IT - FEE FOR SERVICE	$ 21,060.00	$ 4,549.00	$ 7,497.00	$ 8,003.00	$ 1,853.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 18,000.00	$ 8,519.00	$ 11,695.00	$ 12,489.00	$ 3,407.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 16,500.00	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 16,800.00	$ 284.00	$ 2,339.00	$ 2,498.00	$ 578.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 13,500.00	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 24,460.00	$ 7,099.00	$ 14,034.00	$ 12,489.00	$ 2,892.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 20,200.00	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 14,000.00	$ 4,258.00	$ 1,403.00	$ 1,497.00	$ 347.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 8,000.00	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ 7,099.00	$ 11,695.00	$ 14,987.00	$ 2,892.00
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ 568.00	$ 4,678.00	$ 4,996.00	$ 1,157.00
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ 568.00	$ 936.00	$ 999.00	$ 295.00

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 669,360.00**	**$ 62,717.00**	**$ 103,347.00**	**$ 110,337.00**	**$ 25,551.00**
TOTAL - OPERATING EXPENDITURES		**$ 2,506,391.00**	**$ 345,120.00**	**$ 576,014.00**	**$ 615,973.00**	**$ 145,216.00**
NET PROFIT OR (LOSS)		**$ 65,099.00**	**$ 34,208.00**	**$ (71,032.00)**	**$ (55,658.00)**	**$ 355.00**

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 24,516.00	$ 25,560.00	$ 97,200.00	$ 684,600.00	$ 45,696.00
702999	REVENUE - VACANCY LOSS	$ 245.00	$ 257.00	$ 1,944.00	$ 13,692.00	$ 457.00
703000	REVENUE - DWELLING RENTAL	$ 24,271.00	$ 25,303.00	$ 95,256.00	$ 670,908.00	$ 45,239.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 300.00	$ 500.00	$ 500.00	$ 1,000.00	$ -
704002	REVENUE - LATE CHARGES	$ 600.00	$ 600.00	$ 1,500.00	$ 3,000.00	$ -
704003	REVENUE - COURT COSTS	$ 348.00	$ 696.00	$ 696.00	$ 1,740.00	$ 600.00
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ 500.00	$ 1,000.00	$ 700.00
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 41,521.00	$ 37,605.00	$ 169,224.00	$ 1,021,610.00	$ 43,873.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 1,903.00	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 5,942.00	$ 5,641.00	$ 25,384.00	$ 153,242.00	$ 6,580.00
706000	REVENUE - OPERATING SUBSIDY	$ 33,676.00	$ 31,964.00	$ 143,840.00	$ 868,368.00	$ 37,293.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ 4,000.00	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 59,195.00**	**$ 59,063.00**	**$ 242,292.00**	**$ 1,550,016.00**	**$ 83,832.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 4,269.00	$ 2,990.00	$ 17,942.00	$ 95,692.00	$ 2,990.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 86.00	$ 40.00	$ 400.00	$ 2,000.00	$ 200.00
913000	MANAGEMENT FEE	$ 6,962.00	$ 4,641.00	$ 20,885.00	$ 126,084.00	$ 4,641.00
913001	BOOKKEEPING FEE	$ 810.00	$ 540.00	$ 2,430.00	$ 14,670.00	$ 541.00
913002	ASSET MANAGEMENT FEE	$ 1,080.00	$ 720.00	$ 3,240.00	$ 19,560.00	$ 720.00
914000	ADVERTISING & MARKETING	$ -	$ -	$ 500.00	$ 1,000.00	$ -
914001	STAFF TRAINING	$ 300.00	$ 250.00	$ 500.00	$ 8,000.00	$ 250.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 1,708.00	$ 1,019.00	$ 6,116.00	$ 32,619.00	$ 1,019.00
916000	OFFICE EXPENSES	$ 150.00	$ 125.00	$ 750.00	$ 4,000.00	$ 125.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 1,690.00	$ 1,127.00	$ 1,000.00	$ 2,000.00	$ 1,315.00
917100	AUDIT FEES	$ 143.00	$ 95.00	$ 528.00	$ 2,582.00	$ 111.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 15.00	$ 38.00	$ 225.00	$ 1,200.00	$ -
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 12.00	$ -	$ -	$ -	$ -
919006	SUNDRY - BANK FEES	$ 46.00	$ 31.00	$ 139.00	$ 841.00	$ 36.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 11.00	$ 9.00	$ 54.00	$ 288.00	$ 9.00
919011	SUNDRY - TELEPHONE	$ 65.00	$ 68.00	$ 405.00	$ 2,160.00	$ 68.00
919012	SUNDRY - COLLECTION FEES	$ 27.00	$ 18.00	$ 81.00	$ 489.00	$ 21.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 24.00	$ 20.00	$ 120.00	$ 640.00	$ 20.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 100.00	$ 1,000.00	$ 3,200.00	$ 100.00
919019	SUNDRY - PRINTING	$ 72.00	$ 48.00	$ 216.00	$ 1,304.00	$ 56.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ 1,200.00
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 108.00	$ 90.00	$ 540.00	$ 2,880.00	$ 90.00
TOTAL - ADMINISTRATION		**$ 17,578.00**	**$ 11,969.00**	**$ 57,071.00**	**$ 321,209.00**	**$ 13,512.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 243.00	$ 140.00	$ 665.00	$ 3,880.00	$ 165.00
TOTAL - TENANT SERVICES		**$ 243.00**	**$ 140.00**	**$ 665.00**	**$ 3,880.00**	**$ 165.00**
UTILITIES						
931000	WATER	$ 2,631.00	$ 4,140.00	$ 13,197.00	$ 121,854.00	$ 3,000.00
932000	ELECTRICITY	$ 705.00	$ 5,649.00	$ 2,824.00	$ 5,000.00	$ 1,000.00
933000	GAS	$ 209.00	$ 2,580.00	$ 1,290.00	$ 8,600.00	$ 1,000.00
938000	OTHER UTILITY COSTS - SEWER	$ 1,127.00	$ 1,620.00	$ 1,500.00	$ 52,000.00	$ 1,000.00
TOTAL - UTILITIES		**$ 4,672.00**	**$ 13,989.00**	**$ 18,811.00**	**$ 187,454.00**	**$ 6,000.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 6,376.00	$ 5,451.00	$ 32,708.00	$ 174,443.00	$ 5,451.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 120.00	$ 100.00	$ 600.00	$ 3,200.00	$ 100.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 488.00	$ 2,000.00	$ 3,000.00	$ 15,000.00	$ -
942002	MATERIALS - JANITORIAL	$ 448.00	$ 200.00	$ 500.00	$ 2,000.00	$ 200.00
942003	MATERIALS - ELECTRICAL	$ 62.00	$ 200.00	$ 500.00	$ 2,000.00	$ 2,000.00
942004	MATERIALS - PLUMBING	$ 356.00	$ 200.00	$ 500.00	$ 4,000.00	$ 400.00
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 300.00	$ 100.00	$ 2,000.00	$ -
942006	MATERIALS - RANGES	$ 564.00	$ 350.00	$ 1,050.00	$ 9,000.00	$ 500.00
942007	MATERIALS - REFRIGERATORS	$ 954.00	$ 450.00	$ 1,350.00	$ 10,000.00	$ 500.00

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
942008	MATERIALS - FURNACES & AC/PARTS	$ 638.00	$ 500.00	$ 4,320.00	$ 5,000.00	$ 1,100.00
942009	MATERIALS - FIRE PREVENTION	$ 50.00	$ 100.00	$ 445.00	$ 3,000.00	$ 200.00
942010	MATERIALS - UNIFORMS	$ 108.00	$ 90.00	$ 1,440.00	$ 2,880.00	$ 90.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ 1,000.00	$ 2,000.00	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ 560.00	$ 2,531.00	$ 9,288.00	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ 5,000.00	$ 3,000.00	$ 15,000.00	$ 40,500.00	$ 1,100.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 2,048.00	$ 500.00	$ -	$ 20,538.00	$ 3,000.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 1,500.00	$ 500.00	$ 3,500.00	$ 13,000.00	$ 4,000.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 1,200.00	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ 100.00	$ 2,000.00	$ 2,000.00	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ 100.00	$ 5,000.00	$ 2,000.00	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 2,578.00	$ 3,000.00	$ 2,607.00	$ 13,716.00	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 99.00	$ 66.00	$ 25,000.00	$ 91,763.00	$ -
943011	CONTRACT COSTS - UNIFORMS	$ 42.00	$ 43.00	$ -	$ 1,378.00	$ 43.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 270.00	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 2,550.00	$ 2,181.00	$ 14,800.00	$ 69,777.00	$ 2,181.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 24,251.00**	**$ 21,191.00**	**$ 117,951.00**	**$ 498,483.00**	**$ 20,865.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 1,423.00	$ 949.00	$ 4,271.00	$ 27,045.00	$ 1,107.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 728.00	$ 759.00	$ 2,858.00	$ 20,127.00	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 2,151.00**	**$ 1,708.00**	**$ 7,129.00**	**$ 47,172.00**	**$ 1,107.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 1,362.00	$ 908.00	$ 4,086.00	$ 24,665.00	$ 1,059.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 590.00	$ 394.00	$ 1,771.00	$ 10,693.00	$ 459.00
982000	T/S - SALARIES FRONTLINE	$ 1,674.00	$ 1,116.00	$ 5,022.00	$ 30,318.00	$ 1,302.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
984000	LEGAL FEE FOR SERVICE	$ 1,336.00	$ 891.00	$ 4,008.00	$ 24,196.00	$ 1,039.00
985000	IT - FEE FOR SERVICE	$ 758.00	$ 505.00	$ 2,274.00	$ 13,731.00	$ 590.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 1,420.00	$ 655.00	$ 698.00	$ 38,712.00	$ 681.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ 500.00	$ 1,500.00	$ 5,000.00	$ 500.00
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 237.00	$ 500.00	$ 1,500.00	$ 5,000.00	$ 500.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 500.00	$ 1,000.00	$ 2,000.00	$ 500.00
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 1,420.00	$ -	$ 2,500.00	$ 5,000.00	$ 500.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ 1,000.00	$ 2,500.00	$ 5,000.00	$ 500.00
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 47.00	$ -	$ 2,000.00	$ 2,500.00	$ 500.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 1,500.00	$ 2,500.00	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ 1,325.00	$ -	$ -	$ 10,000.00	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ 1,000.00	$ 10,000.00	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 237.00	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 47.00	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 10,453.00**	**$ 6,969.00**	**$ 31,359.00**	**$ 189,315.00**	**$ 8,130.00**
TOTAL - OPERATING EXPENDITURES		**$ 59,348.00**	**$ 55,966.00**	**$ 232,986.00**	**$ 1,247,513.00**	**$ 49,779.00**
NET PROFIT OR (LOSS)		**$ (153.00)**	**$ 3,097.00**	**$ 9,306.00**	**$ 302,503.00**	**$ 34,053.00**

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 108,852.00	$ 99,648.00	$ 358,800.00	$ 45,408.00	$ 250,800.00
702999	REVENUE - VACANCY LOSS	$ 3,256.00	$ 2,989.00	$ 39,468.00	$ 908.00	$ 5,016.00
703000	REVENUE - DWELLING RENTAL	$ 105,596.00	$ 96,659.00	$ 319,332.00	$ 44,500.00	$ 245,784.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 1,750.00	$ 3,000.00
704002	REVENUE - LATE CHARGES	$ 1,350.00	$ 1,350.00	$ 2,970.00	$ 360.00	$ 2,970.00
704003	REVENUE - COURT COSTS	$ 400.00	$ 1,250.00	$ 3,000.00	$ 150.00	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 287,103.00	$ 293,211.00	$ 610,857.00	$ 67,193.00	$ 610,857.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 43,065.00	$ 43,982.00	$ 91,628.00	$ 10,080.00	$ 91,628.00
706000	REVENUE - OPERATING SUBSIDY	$ 244,038.00	$ 249,229.00	$ 519,229.00	$ 57,113.00	$ 519,229.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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April 1, 2008 - March 31, 2009

AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 354,884.00**	**$ 351,988.00**	**$ 850,531.00**	**$ 103,873.00**	**$ 770,983.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 21,701.00	$ 21,701.00	$ 47,743.00	$ 5,787.00	$ 47,743.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 2,250.00	$ 1,500.00	$ 2,000.00	$ 600.00	$ 2,000.00
913000	MANAGEMENT FEE	$ 36,355.00	$ 37,129.00	$ 68,843.00	$ 8,509.00	$ 77,352.00
913001	BOOKKEEPING FEE	$ 4,230.00	$ 4,320.00	$ 8,010.00	$ 990.00	$ 9,000.00
913002	ASSET MANAGEMENT FEE	$ 5,640.00	$ 5,760.00	$ 12,000.00	$ 1,320.00	$ 12,000.00
914000	ADVERTISING & MARKETING	$ 432.00	$ 350.00	$ 457.00	$ 47.00	$ 457.00
914001	STAFF TRAINING	$ 3,450.00	$ 3,450.00	$ 7,590.00	$ 920.00	$ 7,590.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 8,680.00	$ 8,680.00	$ 19,097.00	$ 2,315.00	$ 19,097.00
916000	OFFICE EXPENSES	$ 1,920.00	$ 1,920.00	$ 4,224.00	$ 512.00	$ 4,224.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 8,827.00	$ 5,000.00	$ 7,000.00	$ -	$ 18,780.00
917100	AUDIT FEES	$ 744.00	$ 760.00	$ 1,584.00	$ 174.00	$ 1,584.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 300.00	$ 165.00	$ 660.00	$ 80.00	$ 660.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 165.00	$ -	$ 165.00	$ -	$ 165.00
919006	SUNDRY - BANK FEES	$ 242.00	$ 248.00	$ 516.00	$ 57.00	$ 516.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 54.00	$ 54.00	$ 119.00	$ 15.00	$ 119.00
919011	SUNDRY - TELEPHONE	$ -	$ 324.00	$ 535.00	$ 65.00	$ 535.00
919012	SUNDRY - COLLECTION FEES	$ -	$ 144.00	$ 300.00	$ 33.00	$ 300.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 120.00	$ -	$ 264.00	$ -	$ 264.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 162.00	$ -	$ 539.00	$ 32.00	$ 539.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 750.00	$ 750.00	$ 1,650.00	$ 200.00	$ 1,650.00
919019	SUNDRY - PRINTING	$ 525.00	$ 525.00	$ 1,155.00	$ 140.00	$ 1,155.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 540.00	$ 540.00	$ 1,188.00	$ 144.00	$ 1,188.00
TOTAL - ADMINISTRATION		**$ 97,087.00**	**$ 93,320.00**	**$ 185,639.00**	**$ 21,940.00**	**$ 206,918.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 1,090.00	$ 1,090.00	$ 2,423.00	$ 299.00	$ 2,598.00
TOTAL - TENANT SERVICES		**$ 1,090.00**	**$ 1,090.00**	**$ 2,423.00**	**$ 299.00**	**$ 2,598.00**
UTILITIES						
931000	WATER	$ 45,133.00	$ 54,221.00	$ 104,536.00	$ 4,454.00	$ 50,340.00
932000	ELECTRICITY	$ 396.00	$ 404.00	$ 5,681.00	$ -	$ 900.00
933000	GAS	$ -	$ -	$ 336.00	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ 15,643.00	$ 16,148.00	$ 41,454.00	$ 1,896.00	$ 767.00
TOTAL - UTILITIES		**$ 61,172.00**	**$ 70,773.00**	**$ 152,007.00**	**$ 6,350.00**	**$ 52,007.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 48,089.00	$ 48,090.00	$ 105,798.00	$ 12,824.00	$ 105,798.00
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ 3,000.00	$ 3,000.00	$ 250.00	$ 4,000.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 12,000.00	$ 12,000.00	$ 10,000.00	$ 4,046.00	$ 10,000.00
942002	MATERIALS - JANITORIAL	$ 400.00	$ 400.00	$ 2,423.00	$ 250.00	$ 1,275.00
942003	MATERIALS - ELECTRICAL	$ 7,000.00	$ 1,500.00	$ 4,500.00	$ 738.00	$ 3,000.00
942004	MATERIALS - PLUMBING	$ 6,000.00	$ 2,000.00	$ 3,500.00	$ 700.00	$ 1,200.00
942005	MATERIALS - VEHICLE EXPENSE	$ 1,275.00	$ 1,275.00	$ 2,805.00	$ 340.00	$ 2,805.00
942006	MATERIALS - RANGES	$ 2,940.00	$ 2,940.00	$ 5,880.00	$ 980.00	$ 5,880.00
942007	MATERIALS - REFRIGERATORS	$ 4,080.00	$ 4,080.00	$ 8,160.00	$ 1,360.00	$ 8,160.00

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
942008	MATERIALS - FURNACES & AC/PARTS	$ 5,000.00	$ 1,500.00	$ 2,500.00	$ 200.00	$ 1,500.00
942009	MATERIALS - FIRE PREVENTION	$ 2,897.00	$ 2,959.00	$ 6,164.00	$ 678.00	$ 2,897.00
942010	MATERIALS - UNIFORMS	$ 602.00	$ 602.00	$ 1,324.00	$ 160.00	$ 1,324.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 1,000.00	$ 667.00	$ 366.00	$ 667.00
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ 1,000.00	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 4,200.00	$ 4,200.00	$ 12,215.00	$ 1,481.00	$ 12,215.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 7,000.00	$ 10,000.00	$ 20,000.00	$ 500.00	$ 10,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 1,600.00	$ -	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 5,000.00	$ 5,000.00	$ 12,600.00	$ 933.00	$ 6,189.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 5,000.00	$ 1,500.00	$ 3,000.00	$ -	$ 2,000.00
943007	CONTRACT COSTS - PLUMBING	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -	$ 2,000.00
943008	CONTRACT COSTS - EXTERMINATION	$ 13,477.00	$ 13,903.00	$ 30,470.00	$ 9,076.00	$ 27,355.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 517.00	$ -	$ 1,100.00	$ 121.00	$ 1,100.00
943011	CONTRACT COSTS - UNIFORMS	$ 361.00	$ 361.00	$ -	$ 96.00	$ 793.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ 2,000.00	$ 2,000.00	$ -	$ 2,000.00
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 19,235.00	$ 19,235.00	$ 42,319.00	$ 5,130.00	$ 42,319.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 151,673.00**	**$ 142,545.00**	**$ 285,425.00**	**$ 41,229.00**	**$ 254,477.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (Annual)
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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 7,434.00	$ 7,592.00	$ 15,816.00	$ 1,740.00	$ 15,816.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 3,168.00	$ 2,900.00	$ 9,580.00	$ 1,335.00	$ 7,374.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 10,602.00**	**$ 10,492.00**	**$ 25,396.00**	**$ 3,075.00**	**$ 23,190.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 7,112.00	$ 7,263.00	$ 15,132.00	$ 1,665.00	$ 15,132.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 3,083.00	$ 3,149.00	$ 6,560.00	$ 722.00	$ 6,560.00
982000	T/S - SALARIES FRONTLINE	$ 8,742.00	$ 8,928.00	$ 18,600.00	$ 2,046.00	$ 18,600.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
984000	LEGAL FEE FOR SERVICE	$ 6,977.00	$ 4,500.00	$ 14,844.00	$ 1,633.00	$ 14,844.00
985000	IT - FEE FOR SERVICE	$ 3,959.00	$ 2,000.00	$ 8,424.00	$ 927.00	$ 8,424.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 2,500.00	$ 2,500.00	$ 4,002.00	$ 200.00	$ 4,002.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 800.00	$ 2,500.00
986002	C/M FFS - (PL) - PLUMBING OTHER	$ 1,000.00	$ 1,000.00	$ 1,250.00	$ 500.00	$ 1,250.00
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 2,000.00	$ 2,000.00	$ 3,000.00	$ 200.00	$ 3,000.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 1,000.00	$ 1,526.00	$ 2,500.00	$ 200.00	$ 2,500.00
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ 1,000.00	$ 1,000.00	$ 1,250.00	$ 200.00	$ 1,250.00
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 2,500.00	$ 2,500.00	$ 4,500.00	$ 200.00	$ 4,500.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 200.00	$ 2,000.00
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ 1,000.00	$ 1,000.00	$ 2,000.00	$ 150.00	$ 2,000.00
986009	C/M FFS - (MA) - MASONRY LABOR	$ 1,000.00	$ 1,000.00	$ 3,000.00	$ 200.00	$ 3,000.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 1,000.00	$ 1,000.00	$ 2,000.00	$ 200.00	$ 2,000.00
986011	C/M FFS - (MA) - MASONRY OTHER	$ 1,000.00	$ 1,000.00	$ 1,200.00	$ 150.00	$ 1,200.00
986012	C/M FFS - (PA) - PAINTING LABOR	$ 1,000.00	$ 1,000.00	$ 3,000.00	$ 200.00	$ 3,000.00
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ 1,000.00	$ 1,000.00	$ 2,500.00	$ 200.00	$ 2,500.00
986014	C/M FFS - (PA) - PAINTING OTHER	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 200.00	$ 1,500.00
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 1,000.00	$ 1,000.00	$ 3,397.00	$ 364.00	$ 3,397.00
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ 906.00	$ 906.00	$ 2,397.00	$ 364.00	$ 2,397.00
986029	C/M FFS - (RF) - ROOFING OTHER	$ 500.00	$ 500.00	$ 2,397.00	$ 264.00	$ 2,397.00
986030	C/M FFS - (WD) - WELDING LABOR	$ 904.00	$ 904.00	$ 2,397.00	$ 264.00	$ 2,397.00

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 904.00	$ 904.00	$ 2,397.00	$ 364.00	$ 2,397.00
986032	C/M FFS - (WD) - WELDING OTHER	$ 500.00	$ 500.00	$ 3,397.00	$ 364.00	$ 3,397.00
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 54,587.00**	**$ 51,080.00**	**$ 116,144.00**	**$ 12,777.00**	**$ 116,144.00**
TOTAL - OPERATING EXPENDITURES		**$ 376,211.00**	**$ 369,300.00**	**$ 767,034.00**	**$ 85,670.00**	**$ 655,334.00**
NET PROFIT OR (LOSS)		**$ (21,327.00)**	**$ (17,312.00)**	**$ 83,497.00**	**$ 18,203.00**	**$ 115,649.00**

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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 414,658.00	$ 498,600.00	$ 97,104.00	$ 331,200.00	$ 374,400.00
702999	REVENUE - VACANCY LOSS	$ 37,319.00	$ 34,902.00	$ 33,985.00	$ 9,936.00	$ 11,232.00
703000	REVENUE - DWELLING RENTAL	$ 377,339.00	$ 463,698.00	$ 63,119.00	$ 321,264.00	$ 363,168.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ 989.00	$ 3,721.00	$ 3,898.00
704001	REVENUE - MAINTENANCE CHARGES	$ 5,866.00	$ 5,568.00	$ 1,800.00	$ 5,314.00	$ 5,103.00
704002	REVENUE - LATE CHARGES	$ 1,680.00	$ 2,160.00	$ 800.00	$ 2,362.00	$ 2,268.00
704003	REVENUE - COURT COSTS	$ 2,424.00	$ 3,588.00	$ 535.00	$ 1,575.00	$ 1,512.00
704004	REVENUE - MISCELLANEOUS	$ 60.00	$ 84.00	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 683,177.00	$ 985,352.00	$ 165,125.00	$ 485,664.00	$ 466,236.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ 1,199.00	$ 3,526.00	$ 3,384.00
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 102,476.00	$ 147,803.00	$ 24,599.00	$ 72,321.00	$ 69,428.00
706000	REVENUE - OPERATING SUBSIDY	$ 580,701.00	$ 837,549.00	$ 139,327.00	$ 409,817.00	$ 393,424.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ 4,500.00	$ 2,500.00	$ 2,300.00

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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 968,070.00**	**$ 1,312,647.00**	**$ 211,070.00**	**$ 746,553.00**	**$ 771,673.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 59,757.00	$ 85,991.00	$ 20,190.00	$ 56,243.00	$ 54,801.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 2,000.00	$ 3,899.00	$ 500.00	$ 2,953.00	$ 1,500.00
913000	MANAGEMENT FEE	$ 77,352.00	$ 108,293.00	$ 17,017.00	$ 76,578.00	$ 74,258.00
913001	BOOKKEEPING FEE	$ 9,000.00	$ 12,600.00	$ 1,980.00	$ 8,910.00	$ 8,640.00
913002	ASSET MANAGEMENT FEE	$ 12,480.00	$ 18,000.00	$ 4,080.00	$ 12,000.00	$ 11,520.00
914000	ADVERTISING & MARKETING	$ 1,517.00	$ 2,183.00	$ -	$ 1,969.00	$ 1,889.00
914001	STAFF TRAINING	$ 4,000.00	$ 6,000.00	$ 1,400.00	$ 3,900.00	$ 3,800.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 23,903.00	$ 34,397.00	$ 8,075.00	$ 22,497.00	$ 21,920.00
916000	OFFICE EXPENSES	$ 2,284.00	$ 3,000.00	$ 435.00	$ 3,347.00	$ 3,313.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 7,000.00	$ 10,000.00	$ 6,385.00	$ 6,385.00	$ 18,029.00
917100	AUDIT FEES	$ 1,647.00	$ 2,376.00	$ 539.00	$ 5,039.00	$ 1,521.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 2,500.00	$ 3,110.00	$ 210.00	$ 585.00	$ 570.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 410.00	$ 590.00	$ 21.00	$ 158.00	$ 152.00
919006	SUNDRY - BANK FEES	$ 137.00	$ 774.00	$ 175.00	$ 516.00	$ 495.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 1,230.00	$ 1,770.00	$ 10.00	$ 197.00	$ 189.00
919009	SUNDRY - INTERNET ACCESS	$ 148.00	$ 212.00	$ 51.00	$ 140.00	$ 137.00
919011	SUNDRY - TELEPHONE	$ 1,107.00	$ 1,593.00	$ 378.00	$ 1,053.00	$ 1,026.00
919012	SUNDRY - COLLECTION FEES	$ 312.00	$ -	$ 102.00	$ 300.00	$ 288.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 328.00	$ 472.00	$ 112.00	$ 312.00	$ 304.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 590.00	$ 130.00	$ 1,575.00	$ 1,512.00
919019	SUNDRY - PRINTING	$ 1,230.00	$ 1,770.00	$ 400.00	$ 3,071.00	$ 800.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1,476.00	$ 2,124.00	$ 504.00	$ 1,404.00	$ 1,368.00
TOTAL - ADMINISTRATION		**$ 209,818.00**	**$ 299,744.00**	**$ 62,694.00**	**$ 209,132.00**	**$ 208,032.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 2,621.00	$ 3,704.00	$ 634.00	$ 2,634.00	$ 2,578.00
TOTAL - TENANT SERVICES		**$ 2,621.00**	**$ 3,704.00**	**$ 634.00**	**$ 2,634.00**	**$ 2,578.00**
UTILITIES						
931000	WATER	$ 108,695.00	$ 155,237.00	$ 29,600.00	$ 34,106.00	$ 25,871.00
932000	ELECTRICITY	$ 9,000.00	$ 5,000.00	$ 784.00	$ 10,000.00	$ 10,456.00
933000	GAS	$ 5,000.00	$ 5,000.00	$ 800.00	$ 6,000.00	$ 9,655.00
938000	OTHER UTILITY COSTS - SEWER	$ 35,609.00	$ 20,644.00	$ 25,218.00	$ 7,533.00	$ 685.00
TOTAL - UTILITIES		**$ 158,304.00**	**$ 185,881.00**	**$ 56,402.00**	**$ 57,639.00**	**$ 46,667.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 112,403.00	$ 161,750.00	$ 32,670.00	$ 91,010.00	$ 88,676.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 5,000.00	$ 7,195.00	$ 1,400.00	$ 3,900.00	$ 3,800.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 8,958.00	$ 12,890.00	$ 5,385.00	$ 15,000.00	$ 14,615.00
942002	MATERIALS - JANITORIAL	$ 4,100.00	$ 5,900.00	$ 3,051.00	$ 8,500.00	$ 5,000.00
942003	MATERIALS - ELECTRICAL	$ 1,230.00	$ 1,770.00	$ 6,462.00	$ 18,000.00	$ 4,000.00
942004	MATERIALS - PLUMBING	$ 4,100.00	$ 5,900.00	$ 5,385.00	$ 15,000.00	$ 14,615.00
942005	MATERIALS - VEHICLE EXPENSE	$ 1,000.00	$ 1,439.00	$ 420.00	$ 1,170.00	$ 1,140.00
942006	MATERIALS - RANGES	$ 4,237.00	$ 6,355.00	$ 1,575.00	$ 3,575.00	$ 3,250.00
942007	MATERIALS - REFRIGERATORS	$ 5,724.00	$ 8,586.00	$ 1,725.00	$ 5,225.00	$ 4,750.00

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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
942008	MATERIALS - FURNACES & AC/PARTS	$ 10,000.00	$ 14,390.00	$ 3,000.00	$ 7,000.00	$ 5,000.00
942009	MATERIALS - FIRE PREVENTION	$ 2,250.00	$ 3,000.00	$ 400.00	$ -	$ 1,000.00
942010	MATERIALS - UNIFORMS	$ 1,476.00	$ 2,124.00	$ 504.00	$ 1,404.00	$ 1,368.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 1,333.00	$ 1,917.00	$ 2,500.00	$ -	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 4,134.00	$ 8,516.00	$ 1,800.00	$ 5,315.00	$ 5,100.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 20,000.00	$ 28,780.00	$ 3,590.00	$ 10,000.00	$ 15,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 10,250.00	$ 14,750.00	$ 3,231.00	$ 9,000.00	$ 8,769.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 12,000.00	$ 18,570.00	$ 6,000.00	$ 30,000.00	$ 30,000.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ 10,000.00	$ 14,390.00	$ -	$ 10,000.00	$ 8,000.00
943006	CONTRACT COSTS - ELECTRICAL	$ 5,000.00	$ 7,000.00	$ 2,500.00	$ 15,000.00	$ 8,000.00
943007	CONTRACT COSTS - PLUMBING	$ 5,000.00	$ 7,000.00	$ 5,000.00	$ -	$ 25,000.00
943008	CONTRACT COSTS - EXTERMINATION	$ 34,440.00	$ 49,560.00	$ 20,250.00	$ 27,336.00	$ 27,600.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 20,000.00	$ 30,430.00	$ 374.00	$ 1,100.00	$ 1,056.00
943011	CONTRACT COSTS - UNIFORMS	$ 3,556.00	$ 1,012.00	$ 240.00	$ 669.00	$ 652.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 5,700.00	$ 5,700.00	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 4,428.00	$ 6,372.00	$ -	$ -	$ 4,104.00
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 44,961.00	$ 64,700.00	$ 13,068.00	$ 36,404.00	$ 35,470.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 341,280.00**	**$ 489,996.00**	**$ 120,530.00**	**$ 314,608.00**	**$ 315,965.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 16,449.00	$ 23,724.00	$ 5,378.00	$ 15,816.00	$ 15,183.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 11,320.00	$ 13,910.00	$ 1,894.00	$ 9,638.00	$ 10,895.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 27,769.00**	**$ 37,634.00**	**$ 7,272.00**	**$ 25,454.00**	**$ 26,078.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 15,737.00	$ 22,698.00	$ 5,145.00	$ 15,132.00	$ 14,527.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 6,822.00	$ 9,840.00	$ 2,230.00	$ 6,560.00	$ 6,298.00
982000	T/S - SALARIES FRONTLINE	$ 19,344.00	$ 27,900.00	$ 6,324.00	$ 18,600.00	$ 17,856.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
984000	LEGAL FEE FOR SERVICE	$ 15,438.00	$ 22,266.00	$ 5,047.00	$ 14,844.00	$ 14,250.00
985000	IT - FEE FOR SERVICE	$ 8,761.00	$ 12,636.00	$ 2,864.00	$ 8,424.00	$ 8,087.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 13,000.00	$ 70,000.00	$ 11,000.00	$ 7,500.00	$ 7,000.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 2,000.00	$ 8,876.00	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 1,000.00	$ -	$ 879.00	$ 6,500.00	$ 6,500.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 675.00	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 15,500.00	$ -	$ 2,500.00	$ 2,584.00	$ 2,481.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 2,000.00	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ 2,500.00	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 700.00	$ -	$ -	$ 2,500.00	$ 2,500.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 300.00	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ 10,000.00	$ -	$ -	$ 7,500.00	$ 7,500.00
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ 1,087.00	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ 1,000.00	$ 5,000.00	$ 6,500.00
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 2,100.00	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ 1,500.00	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 2,500.00	$ -	$ -	$ 12,000.00	$ 6,000.00
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ 1,200.00	$ -	$ -	$ 9,000.00	$ 12,000.00
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 825.00	$ -	$ -	$ -	$ -

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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 300.00	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 120,789.00**	**$ 174,216.00**	**$ 39,489.00**	**$ 116,144.00**	**$ 111,499.00**
TOTAL - OPERATING EXPENDITURES		**$ 860,581.00**	**$ 1,191,175.00**	**$ 287,021.00**	**$ 725,611.00**	**$ 710,819.00**
NET PROFIT OR (LOSS)		**$ 107,489.00**	**$ 121,472.00**	**$ (75,951.00)**	**$ 20,942.00**	**$ 60,854.00**

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly Scattered Site? Units		Family Yes 13	Family Yes 11	Family Yes 49	Family Yes 83	Family Yes 14
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 60,708.00	$ 37,488.00	$ 144,889.00	$ 375,012.00	$ 28,248.00
702999	REVENUE - VACANCY LOSS	$ -	$ 6,780.00	$ 4,347.00	$ 11,115.00	$ 565.00
703000	REVENUE - DWELLING RENTAL	$ 60,708.00	$ 30,708.00	$ 140,542.00	$ 363,897.00	$ 27,683.00
704000	REVENUE - EXCESS UTILITIES	$ 608.00	$ 305.00	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 700.00	$ 1,575.00	$ 1,120.00	$ 1,925.00	$ 315.00
704002	REVENUE - LATE CHARGES	$ 500.00	$ 575.00	$ 3,900.00	$ 9,300.00	$ 1,200.00
704003	REVENUE - COURT COSTS	$ 500.00	$ 275.00	$ 4,032.00	$ 5,760.00	$ 2,304.00
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 63,136.00	$ 53,423.00	$ 320,747.00	$ 543,307.00	$ 91,642.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 459.00	$ 388.00	$ 1,636.00	$ 2,770.00	$ 466.00
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 9,402.00	$ 7,944.00	$ 47,867.00	$ 81,082.00	$ 13,678.00
706000	REVENUE - OPERATING SUBSIDY	$ 53,275.00	$ 45,091.00	$ 271,244.00	$ 459,455.00	$ 77,498.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 116,291.00**	**$ 78,529.00**	**$ 420,838.00**	**$ 840,337.00**	**$ 109,000.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 7,211.00	$ 5,768.00	$ 32,619.00	$ 56,064.00	$ 9,174.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 384.00	$ 325.00	$ 1,600.00	$ 2,750.00	$ 450.00
913000	MANAGEMENT FEE	$ 10,056.00	$ 6,962.00	$ 37,902.00	$ 64,202.00	$ 10,829.00
913001	BOOKKEEPING FEE	$ 1,170.00	$ 810.00	$ 4,410.00	$ 7,470.00	$ 1,260.00
913002	ASSET MANAGEMENT FEE	$ 1,560.00	$ 1,320.00	$ 5,880.00	$ 9,960.00	$ 1,680.00
914000	ADVERTISING & MARKETING	$ 255.00	$ 250.00	$ 221.00	$ 364.00	$ 76.00
914001	STAFF TRAINING	$ 500.00	$ 400.00	$ 3,200.00	$ 5,500.00	$ 450.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 2,884.00	$ 2,307.00	$ 13,048.00	$ 22,426.00	$ 3,670.00
916000	OFFICE EXPENSES	$ 400.00	$ -	$ 807.00	$ 2,750.00	$ 384.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 2,441.00	$ 2,066.00	$ 9,202.00	$ 15,587.00	$ 2,629.00
917100	AUDIT FEES	$ 206.00	$ 174.00	$ 776.00	$ 1,350.00	$ 222.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 75.00	$ 60.00	$ 480.00	$ 825.00	$ 135.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 325.00	$ -	$ 192.00	$ 330.00	$ 54.00
919006	SUNDRY - BANK FEES	$ 67.00	$ 57.00	$ 253.00	$ 428.00	$ 72.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ 114.00	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 18.00	$ 14.00	$ 1,152.00	$ 198.00	$ 32.00
919011	SUNDRY - TELEPHONE	$ 135.00	$ 108.00	$ 691.00	$ 1,188.00	$ 194.00
919012	SUNDRY - COLLECTION FEES	$ 39.00	$ 33.00	$ 147.00	$ 249.00	$ 42.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 40.00	$ 32.00	$ 256.00	$ 440.00	$ 72.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ 960.00	$ 1,650.00	$ 100.00
919019	SUNDRY - PRINTING	$ 104.00	$ 100.00	$ 640.00	$ 1,100.00	$ 100.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 180.00	$ 144.00	$ 1,152.00	$ 1,980.00	$ 324.00
TOTAL - ADMINISTRATION		**$ 28,050.00**	**$ 21,044.00**	**$ 115,588.00**	**$ 196,811.00**	**$ 31,949.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 355.00	$ 249.00	$ 1,317.00	$ 1,908.00	$ 354.00
TOTAL - TENANT SERVICES		**$ 355.00**	**$ 249.00**	**$ 1,317.00**	**$ 1,908.00**	**$ 354.00**
UTILITIES						
931000	WATER	$ 5,759.00	$ 5,560.00	$ 15,923.00	$ 34,262.00	$ 15,778.00
932000	ELECTRICITY	$ 1,092.00	$ 955.00	$ 6,000.00	$ 7,000.00	$ 2,396.00
933000	GAS	$ 5,539.00	$ 4,825.00	$ 8,000.00	$ 10,000.00	$ 4,000.00
938000	OTHER UTILITY COSTS - SEWER	$ 100.00	$ 858.00	$ 465.00	$ 14,584.00	$ 15,718.00
TOTAL - UTILITIES		**$ 12,490.00**	**$ 12,198.00**	**$ 30,388.00**	**$ 65,846.00**	**$ 37,892.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 11,668.00	$ 9,334.00	$ 73,097.00	$ 125,636.00	$ 20,559.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 500.00	$ 400.00	$ 1,600.00	$ 3,850.00	$ 450.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 1,538.00	$ 3,248.00	$ 5,342.00	$ 29,668.00	$ 1,207.00
942002	MATERIALS - JANITORIAL	$ 1,084.00	$ 1,000.00	$ 1,600.00	$ 2,750.00	$ 450.00
942003	MATERIALS - ELECTRICAL	$ 2,308.00	$ 3,681.00	$ 3,808.00	$ 5,412.00	$ 504.00
942004	MATERIALS - PLUMBING	$ 1,932.00	$ 4,114.00	$ 4,439.00	$ 5,000.00	$ 316.00
942005	MATERIALS - VEHICLE EXPENSE	$ 150.00	$ 779.00	$ 500.00	$ 1,000.00	$ 135.00
942006	MATERIALS - RANGES	$ 500.00	$ 3,575.00	$ 2,680.00	$ 5,550.00	$ 1,850.00
942007	MATERIALS - REFRIGERATORS	$ 600.00	$ 5,225.00	$ 3,350.00	$ 6,720.00	$ 2,240.00

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
942008	MATERIALS - FURNACES & AC/PARTS	$ 3,000.00	$ 5,500.00	$ -	$ 1,332.00	$ -
942009	MATERIALS - FIRE PREVENTION	$ 150.00	$ -	$ 2,991.00	$ 1,500.00	$ 841.00
942010	MATERIALS - UNIFORMS	$ 180.00	$ 175.00	$ 1,152.00	$ 1,320.00	$ 216.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ 563.00	$ 1,000.00	$ 898.00
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ 499.00	$ 858.00	$ 140.00
942013	MATERIALS - FREIGHT	$ -	$ -	$ 1,200.00	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ 1,775.00	$ 2,642.00	$ 4,541.00	$ 1,282.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 1,025.00	$ 5,500.00	$ 10,944.00	$ 18,810.00	$ 3,078.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 1,154.00	$ 2,500.00	$ -	$ 10,000.00	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 12,212.00	$ 6,000.00	$ 6,129.00	$ 10,534.00	$ 1,724.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ 10,000.00	$ -	$ 3,000.00	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ 4,000.00	$ -	$ 3,000.00	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 15,800.00	$ 10,926.00	$ 6,894.00	$ 26,198.00	$ 14,514.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 121.00	$ 539.00	$ 1,000.00	$ 154.00
943011	CONTRACT COSTS - UNIFORMS	$ 86.00	$ 69.00	$ 503.00	$ 965.00	$ 142.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ 1,000.00	$ -
943014	CONTRACT COSTS - VEHICLES	$ 540.00	$ 432.00	$ 3,456.00	$ 5,940.00	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 4,667.00	$ 3,734.00	$ 29,239.00	$ 51,228.00	$ 8,223.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 59,094.00**	**$ 82,088.00**	**$ 163,167.00**	**$ 327,812.00**	**$ 58,923.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 2,056.00	$ 1,740.00	$ 7,750.00	$ 13,127.00	$ 2,214.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ 921.00	$ 4,216.00	$ 10,917.00	$ 830.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 2,056.00**	**$ 2,661.00**	**$ 11,966.00**	**$ 24,044.00**	**$ 3,044.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 1,967.00	$ 1,685.00	$ 7,450.00	$ 12,560.00	$ 2,118.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 853.00	$ 722.00	$ 3,214.00	$ 5,445.00	$ 918.00
982000	T/S - SALARIES FRONTLINE	$ 2,418.00	$ 2,046.00	$ 9,140.00	$ 15,438.00	$ 2,604.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
984000	LEGAL FEE FOR SERVICE	$ 1,930.00	$ 1,633.00	$ 7,274.00	$ 12,321.00	$ 2,078.00
985000	IT - FEE FOR SERVICE	$ 1,095.00	$ 927.00	$ 4,128.00	$ 6,992.00	$ 1,179.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 1,000.00	$ 1,784.00	$ 3,500.00	$ 6,500.00	$ 1,000.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ 2,900.00	$ 4,200.00	$ 800.00
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ 400.00	$ 1,500.00	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 836.00	$ -	$ 4,400.00	$ 7,200.00	$ 1,100.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ 3,766.00	$ 5,800.00	$ 700.00
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ 200.00	$ 1,200.00	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 2,500.00	$ 2,000.00	$ 2,700.00	$ 2,800.00	$ 800.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ 2,300.00	$ 2,200.00	$ 600.00
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ 800.00	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 2,500.00	$ 2,000.00	$ 1,300.00	$ 1,800.00	$ 300.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 1,100.00	$ 1,500.00	$ 262.00
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ 522.00	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ 1,700.00	$ 3,700.00	$ 1,200.00
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ 1,500.00	$ 3,100.00	$ 600.00
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ 823.00	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 15,099.00**	**$ 12,797.00**	**$ 56,972.00**	**$ 96,401.00**	**$ 16,259.00**
TOTAL - OPERATING EXPENDITURES		**$ 117,144.00**	**$ 131,037.00**	**$ 379,398.00**	**$ 712,822.00**	**$ 148,421.00**
NET PROFIT OR (LOSS)		**$ (853.00)**	**$ (52,508.00)**	**$ 41,440.00**	**$ 127,515.00**	**$ (39,421.00)**

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AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ 22,752.00	$ 416,988.00	$ 1,054,800.00	$ 111,054.00
702999	REVENUE - VACANCY LOSS	$ -	$ 455.00	$ 13,236.00	$ 31,644.00	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ 22,297.00	$ 403,752.00	$ 1,023,156.00	$ 111,054.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ 140.00	$ 380.00	$ 2,000.00	$ -
704002	REVENUE - LATE CHARGES	$ -	$ 100.00	$ 2,400.00	$ 6,900.00	$ 50.00
704003	REVENUE - COURT COSTS	$ -	$ 1,152.00	$ 2,088.00	$ 7,632.00	$ 29.00
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ 39,272.00	$ 791,375.00	$ 1,518,112.00	$ 219,699.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ 200.00	$ -	$ -	$ 3,031.00
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ 5,858.00	$ 118,706.00	$ 227,717.00	$ 32,500.00
706000	REVENUE - OPERATING SUBSIDY	$ -	$ 33,214.00	$ 672,669.00	$ 1,290,395.00	$ 184,168.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ 76,235.00
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 56,903.00**	**$ 1,081,289.00**	**$ 2,330,083.00**	**$ 371,536.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ -	$ 4,077.00	$ 100,760.00	$ 181,413.00	$ 25,190.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ -	$ 200.00	$ 1,500.00	$ 2,000.00	$ -
913000	MANAGEMENT FEE	$ -	$ 4,641.00	$ 110,613.00	$ 232,056.00	$ 38,676.00
913001	BOOKKEEPING FEE	$ -	$ 540.00	$ 12,870.00	$ 27,000.00	$ 4,500.00
913002	ASSET MANAGEMENT FEE	$ -	$ 720.00	$ 17,160.00	$ 36,000.00	$ 6,000.00
914000	ADVERTISING & MARKETING	$ -	$ 38.00	$ 1,000.00	$ 1,338.00	$ -
914001	STAFF TRAINING	$ -	$ 400.00	$ 3,000.00	$ 10,000.00	$ 2,500.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ -	$ 1,631.00	$ 40,304.00	$ 72,565.00	$ 10,076.00
916000	OFFICE EXPENSES	$ -	$ 200.00	$ 2,000.00	$ 11,000.00	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ 1,116.00	$ 26,855.00	$ 8,000.00	$ 9,390.00
917100	AUDIT FEES	$ -	$ 95.00	$ 2,265.00	$ 4,752.00	$ 792.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ -	$ 60.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 24.00	$ -	$ 200.00	$ -
919006	SUNDRY - BANK FEES	$ -	$ 31.00	$ 738.00	$ 1,548.00	$ 258.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ 500.00	$ -
919009	SUNDRY - INTERNET ACCESS	$ -	$ 14.00	$ 360.00	$ 360.00	$ 90.00
919011	SUNDRY - TELEPHONE	$ -	$ 86.00	$ 2,700.00	$ 3,240.00	$ 540.00
919012	SUNDRY - COLLECTION FEES	$ -	$ 18.00	$ 429.00	$ 900.00	$ 150.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ -	$ 32.00	$ 800.00	$ 800.00	$ 200.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ 1,200.00	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ 3,000.00	$ 5,000.00	$ -
919019	SUNDRY - PRINTING	$ -	$ 69.00	$ 1,144.00	$ 2,500.00	$ 400.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ -	$ 144.00	$ 3,600.00	$ 3,600.00	$ 1,116.00
TOTAL - ADMINISTRATION		**$ -**	**$ 14,136.00**	**$ 332,598.00**	**$ 608,472.00**	**$ 102,378.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ -	$ 174.00	$ 4,100.00	$ 8,050.00	$ 1,400.00
TOTAL - TENANT SERVICES		**$ -**	**$ 174.00**	**$ 4,100.00**	**$ 8,050.00**	**$ 1,400.00**
UTILITIES						
931000	WATER	$ -	$ 1,345.00	$ 40,000.00	$ 274,080.00	$ 9,000.00
932000	ELECTRICITY	$ -	$ 1,027.00	$ 6,000.00	$ 7,000.00	$ 4,000.00
933000	GAS	$ -	$ 2,000.00	$ 10,000.00	$ 10,000.00	$ 4,000.00
938000	OTHER UTILITY COSTS - SEWER	$ -	$ 57.00	$ 2,830.00	$ 100,824.00	$ 1,000.00
TOTAL - UTILITIES		**$ -**	**$ 4,429.00**	**$ 58,830.00**	**$ 391,904.00**	**$ 18,000.00**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ 9,137.00	$ 206,715.00	$ 215,189.00	$ 47,141.00
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ 200.00	$ 1,500.00	$ 7,000.00	$ -
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ -	$ 1,500.00	$ 7,000.00	$ 26,000.00	$ -
942002	MATERIALS - JANITORIAL	$ -	$ 200.00	$ 3,500.00	$ 9,000.00	$ -
942003	MATERIALS - ELECTRICAL	$ -	$ 145.00	$ 3,500.00	$ 9,000.00	$ -
942004	MATERIALS - PLUMBING	$ -	$ 696.00	$ 10,000.00	$ 10,000.00	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 672.00	$ 700.00	$ 1,500.00	$ -
942006	MATERIALS - RANGES	$ -	$ 370.00	$ 2,500.00	$ 4,200.00	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ 448.00	$ 2,500.00	$ 14,947.00	$ -

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Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ 495.00	$ 1,730.00	$ 10,000.00	$ -
942009	MATERIALS - FIRE PREVENTION	$ -	$ 300.00	$ 1,200.00	$ 1,500.00	$ -
942010	MATERIALS - UNIFORMS	$ -	$ 96.00	$ 2,400.00	$ 3,600.00	$ 600.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 70.00	$ 618.00	$ 2,000.00	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ 62.00	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ 570.00	$ 1,500.00	$ 18,000.00	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ 1,368.00	$ 20,359.00	$ 32,000.00	$ 5,000.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ 8,000.00	$ 20,000.00	$ 5,000.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ 2,415.00	$ 12,632.00	$ 37,800.00	$ 3,000.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ 3,000.00	$ 5,000.00	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ 3,000.00	$ 10,000.00	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 524.00	$ 57,456.00	$ 75,565.00	$ 5,000.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 100.00	$ 1,600.00	$ 3,300.00	$ 550.00
943011	CONTRACT COSTS - UNIFORMS	$ -	$ 62.00	$ 1,400.00	$ 2,163.00	$ 343.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ 1,000.00	$ 4,815.00	$ -
943014	CONTRACT COSTS - VEHICLES	$ -	$ 432.00	$ 10,800.00	$ 18,800.00	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ 3,655.00	$ 82,686.00	$ 85,275.00	$ 18,856.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ -**	**$ 23,517.00**	**$ 447,296.00**	**$ 626,654.00**	**$ 85,490.00**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ -	$ 946.00	$ 22,670.00	$ 47,448.00	$ 7,908.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ 3,222.00	$ 12,113.00	$ 30,695.00	$ 3,362.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ -**	**$ 4,168.00**	**$ 34,783.00**	**$ 78,143.00**	**$ 11,270.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ 908.00	$ 21,639.00	$ 45,396.00	$ 7,566.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ 394.00	$ 9,381.00	$ 19,680.00	$ 3,346.00
982000	T/S - SALARIES FRONTLINE	$ -	$ 1,160.00	$ 26,598.00	$ 55,800.00	$ 9,300.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ 76,235.00
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
984000	LEGAL FEE FOR SERVICE	$ -	$ 891.00	$ 21,227.00	$ 44,532.00	$ 7,422.00
985000	IT - FEE FOR SERVICE	$ -	$ 505.00	$ 12,046.00	$ 25,272.00	$ 4,212.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ 700.00	$ 5,000.00	$ 157,000.00	$ 6,000.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ 455.00	$ 10,000.00	$ 752.00	$ 3,292.00
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ 5,000.00
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ 600.00		$ -	$ 5,000.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 450.00	$ 5,000.00	$ -	$ 4,000.00
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ 3,000.00
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ 300.00	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ 225.00	$ 7,000.00	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 2,000.00	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ 250.00	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ 175.00	$ 18,000.00	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ 5,000.00	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ 2,000.00	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ 5,000.00	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -

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Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ 1,000.00	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ 9,000.00	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ 2,000.00	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ 4,000.00	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ -**	**$ 7,013.00**	**$ 165,891.00**	**$ 348,432.00**	**$ 134,373.00**
TOTAL - OPERATING EXPENDITURES		**$ -**	**$ 53,437.00**	**$ 1,043,498.00**	**$ 2,061,655.00**	**$ 352,911.00**
NET PROFIT OR (LOSS)		**$ -**	**$ 3,466.00**	**$ 37,791.00**	**$ 268,428.00**	**$ 18,625.00**

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
REVENUE								
702998	REVENUE - GROSS POTENTIAL RENT	$ 118,094.00	$ 173,304.00	$ 267,264.00	$ 47,390.00	$ 206,226.00	$ -	$ 22,689,760.00
702999	REVENUE - VACANCY LOSS	$ 1,181.00	$ 5,199.00	$ 5,345.00	$ 9,478.00	$ 20,623.00	$ -	$ 2,682,041.00
703000	REVENUE - DWELLING RENTAL	$ 116,913.00	$ 168,105.00	$ 261,919.00	$ 37,912.00	$ 185,603.00	$ -	$ 20,007,719.00
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,449.00
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ 3,000.00	$ 1,500.00	$ 2,500.00	$ -	$ 177,173.00
704002	REVENUE - LATE CHARGES	$ 90.00	$ 80.00	$ 3,600.00	$ 600.00	$ 5,400.00	$ -	$ 184,315.00
704003	REVENUE - COURT COSTS	$ 251.00	$ 453.00	$ 1,740.00	$ 1,044.00	$ 1,740.00	$ -	$ 143,361.00
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ 1,489.00	$ 206.00	$ 1,068.00	$ -	$ 842,858.00
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 263,639.00	$ 382,278.00	$ 645,057.00	$ 100,790.00	$ 503,950.00	$ -	$ 52,028,793.00
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 3,637.00	$ 5,274.00	$ 15,453.00	$ 2,415.00	$ 12,073.00	$ -	$ 2,093,701.00
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 39,000.00	$ 56,551.00	$ 94,441.00	$ 14,756.00	$ 73,781.00	$ -	$ 7,450,219.00
706000	REVENUE - OPERATING SUBSIDY	$ 221,002.00	$ 320,453.00	$ 535,163.00	$ 83,619.00	$ 418,096.00	$ -	$ 42,484,873.00
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ 91,482.00	$ 132,649.00	$ -	$ -	$ -	$ -	$ 4,500,689.00
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,741.00

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 429,738.00**	**$ 621,740.00**	**$ 806,911.00**	**$ 124,881.00**	**$ 614,407.00**	**$ -**	**$ 68,413,178.00**
EXPENDITURES								
ADMINISTRATION								
911000	SALARIES - ADMINISTRATIVE	$ 31,236.00	$ 44,334.00	$ 63,422.00	$ 9,757.00	$ 48,786.00	$ -	$ 3,871,172.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 930.00	$ 1,320.00	$ 4,549.00	$ 160.00	$ 800.00	$ -	$ 155,708.00
913000	MANAGEMENT FEE	$ 45,638.00	$ 63,429.00	$ 74,258.00	$ 11,603.00	$ 44,864.00	$ -	$ 5,611,884.00
913001	BOOKKEEPING FEE	$ 5,400.00	$ 7,830.00	$ 8,640.00	$ 1,350.00	$ 6,750.00	$ -	$ 669,601.00
913002	ASSET MANAGEMENT FEE	$ 7,200.00	$ 10,440.00	$ 11,520.00	$ 1,800.00	$ 9,000.00	$ -	$ 955,440.00
914000	ADVERTISING & MARKETING	$ -	$ 880.00	$ 437.00	$ 85.00	$ 357.00	$ -	$ 45,922.00
914001	STAFF TRAINING	$ 3,100.00	$ 4,400.00	$ 5,200.00	$ 800.00	$ 4,000.00	$ -	$ 298,065.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 12,494.00	$ 17,734.00	$ 34,795.00	$ 5,353.00	$ 26,766.00	$ -	$ 1,543,098.00
916000	OFFICE EXPENSES	$ 1,240.00	$ 1,760.00	$ 2,080.00	$ 320.00	$ 1,600.00	$ -	$ 198,007.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 8,000.00	$ 15,000.00	$ 5,000.00	$ 2,000.00	$ 7,000.00	$ -	$ 887,987.00
917100	AUDIT FEES	$ 950.00	$ 1,378.00	$ 1,521.00	$ 238.00	$ 1,188.00	$ -	$ 129,725.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 465.00	$ 660.00	$ 359.00	$ 69.00	$ 179.00	$ -	$ 49,957.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 200.00	$ 260.00	$ 40.00	$ 200.00	$ -	$ 7,682.00
919006	SUNDRY - BANK FEES	$ 310.00	$ 449.00	$ 495.00	$ 77.00	$ 387.00	$ -	$ 39,496.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,260.00
919009	SUNDRY - INTERNET ACCESS	$ 112.00	$ 158.00	$ 187.00	$ 29.00	$ 144.00	$ -	$ 12,198.00
919011	SUNDRY - TELEPHONE	$ 670.00	$ 950.00	$ 1,404.00	$ 216.00	$ 1,080.00	$ -	$ 75,008.00
919012	SUNDRY - COLLECTION FEES	$ 180.00	$ 261.00	$ 288.00	$ 45.00	$ 225.00	$ -	$ 23,298.00
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 248.00	$ 352.00	$ 416.00	$ 64.00	$ 320.00	$ -	$ 23,048.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 1,400.00	$ -	$ -	$ -	$ -	$ 25,010.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 200.00	$ 2,600.00	$ 400.00	$ 2,000.00	$ -	$ 80,581.00
919019	SUNDRY - PRINTING	$ 480.00	$ 693.00	$ 1,105.00	$ 120.00	$ 600.00	$ -	$ 73,790.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,736.00
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1,116.00	$ 1,584.00	$ 1,872.00	$ 288.00	$ 1,440.00	$ -	$ 93,816.00
TOTAL - ADMINISTRATION		**$ 119,769.00**	**$ 175,412.00**	**$ 220,408.00**	**$ 34,814.00**	**$ 157,686.00**	**$ -**	**$ 14,904,489.00**
TENANT SERVICES								
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 1,661.00	$ 2,314.00	$ 2,587.00	$ 423.00	$ 1,690.00	$ -	$ 197,003.00
TOTAL - TENANT SERVICES		**$ 1,661.00**	**$ 2,314.00**	**$ 2,587.00**	**$ 423.00**	**$ 1,690.00**	**$ -**	**$ 197,003.00**
UTILITIES								
931000	WATER	$ 24,334.00	$ 35,883.00	$ 79,946.00	$ 6,329.00	$ 25,273.00	$ -	$ 4,569,909.00
932000	ELECTRICITY	$ 5,000.00	$ 10,000.00	$ 8,000.00	$ 1,510.00	$ 7,000.00	$ -	$ 4,539,919.00
933000	GAS	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 2,400.00	$ 10,000.00	$ -	$ 4,970,505.00
938000	OTHER UTILITY COSTS - SEWER	$ 1,000.00	$ 1,000.00	$ 55,250.00	$ 1,500.00	$ 10,832.00	$ -	$ 1,439,365.00
TOTAL - UTILITIES		**$ 35,334.00**	**$ 56,883.00**	**$ 153,196.00**	**$ 11,739.00**	**$ 53,105.00**	**$ -**	**$ 15,519,698.00**
ORDINARY MAINTENANCE & OPERATIONS								
941000	MAINTENANCE - SALARIES	$ 58,454.00	$ 82,967.00	$ 103,569.00	$ 15,934.00	$ 79,669.00	$ -	$ 8,566,108.00
941001	MAINTENANCE - SALARIES OVERTIME	$ 1,550.00	$ 2,200.00	$ 2,080.00	$ 320.00	$ 1,600.00	$ -	$ 505,908.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,000.00
942001	MATERIALS - STRUCTURES	$ 3,100.00	$ 4,400.00	$ 6,229.00	$ 1,483.00	$ 4,197.00	$ -	$ 850,682.00
942002	MATERIALS - JANITORIAL	$ 930.00	$ 1,320.00	$ 1,560.00	$ 240.00	$ 1,200.00	$ -	$ 303,619.00
942003	MATERIALS - ELECTRICAL	$ 1,860.00	$ 2,640.00	$ 3,000.00	$ 503.00	$ 2,200.00	$ -	$ 345,612.00
942004	MATERIALS - PLUMBING	$ 1,240.00	$ 1,760.00	$ 7,612.00	$ 664.00	$ 3,044.00	$ -	$ 506,848.00
942005	MATERIALS - VEHICLE EXPENSE	$ 310.00	$ 440.00	$ 1,144.00	$ -	$ 100.00	$ -	$ 55,758.00
942006	MATERIALS - RANGES	$ 1,200.00	$ 2,500.00	$ 2,780.00	$ 1,000.00	$ 7,833.00	$ -	$ 317,561.00
942007	MATERIALS - REFRIGERATORS	$ 1,200.00	$ 2,500.00	$ 4,648.00	$ 1,000.00	$ 13,542.00	$ -	$ 414,476.00

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ 1,200.00	$ 4,000.00	$ 675.00	$ 4,000.00	$ -	$ 370,950.00
942009	MATERIALS - FIRE PREVENTION	$ -	$ 680.00	$ 1,500.00	$ 251.00	$ 1,000.00	$ -	$ 109,814.00
942010	MATERIALS - UNIFORMS	$ 744.00	$ 1,056.00	$ 1,872.00	$ 288.00	$ 1,440.00	$ -	$ 100,491.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ 55,152.00
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,603.00
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,200.00
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 2,790.00	$ 3,960.00	$ 12,492.00	$ 1,000.00	$ 5,719.00	$ -	$ 746,351.00
943001	CONTRACT COSTS - HEATING & COOLING	$ 10,345.00	$ 15,000.00	$ 20,000.00	$ 6,921.00	$ 15,000.00	$ -	$ 822,193.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ 5,000.00	$ 15,420.00	$ 5,000.00	$ 4,000.00	$ 5,000.00	$ -	$ 426,092.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -	$ -	$ 288,655.00
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 7,000.00	$ 10,962.00	$ 12,096.00	$ 8,000.00	$ 9,450.00	$ -	$ 556,130.00
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -	$ -	$ 207,590.00
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ 900.00	$ 1,500.00	$ 2,000.00	$ -	$ 311,195.00
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ 5,000.00	$ 1,500.00	$ 7,480.00	$ -	$ 458,762.00
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 20,000.00	$ 23,226.00	$ 5,030.00	$ 26,550.00	$ -	$ 1,496,965.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 660.00	$ -	$ 30,000.00	$ 165.00	$ 45,000.00	$ -	$ 344,135.00
943011	CONTRACT COSTS - UNIFORMS	$ 425.00	$ 713.00	$ 714.00	$ 110.00	$ 549.00	$ -	$ 71,619.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ 2,000.00	$ 1,000.00	$ 500.00	$ -	$ 64,356.00
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -	$ -	$ 85,060.00
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 23,382.00	$ 33,187.00	$ 41,428.00	$ 6,373.00	$ 31,867.00	$ -	$ 3,238,712.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 120,190.00**	**$ 202,905.00**	**$ 293,350.00**	**$ 57,957.00**	**$ 268,940.00**	**$ -**	**$ 21,676,597.00**
PROTECTIVE SERVICES								
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE								
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 9,490.00	$ 13,760.00	$ 15,183.00	$ 2,372.00	$ 11,862.00	$ -	$ 1,260,745.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 3,507.00	$ 5,043.00	$ 7,858.00	$ 1,137.00	$ 5,568.00	$ -	$ 603,362.00
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 12,997.00**	**$ 18,803.00**	**$ 23,041.00**	**$ 3,509.00**	**$ 17,430.00**	**$ -**	**$ 1,864,107.00**
RENT EXPENSE								
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE								
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,225.00
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,581.00
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,806.00**
FRONTLINE & FEE FOR SERVICE EXPENSE								
981000	ADMIN - SALARIES FRONTLINE	$ 9,079.00	$ 13,165.00	$ 14,527.00	$ 2,270.00	$ 11,349.00	$ -	$ 1,205,017.00
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 3,936.00	$ 5,707.00	$ 6,298.00	$ 983.00	$ 4,920.00	$ -	$ 522,176.00
982000	T/S - SALARIES FRONTLINE	$ 11,160.00	$ 16,182.00	$ 17,856.00	$ 2,790.00	$ 13,950.00	$ -	$ 1,481,188.00
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ 91,482.00	$ 132,649.00	$ -	$ -	$ -	$ -	$ 4,500,689.00
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,423,205.00
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (Annual)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
984000	LEGAL FEE FOR SERVICE	$ 8,906.00	$ 12,914.00	$ 14,250.00	$ 2,227.00	$ 11,133.00	$ -	$ 1,163,827.00
985000	IT - FEE FOR SERVICE	$ 5,054.00	$ 7,328.00	$ 8,087.00	$ 1,264.00	$ 6,318.00	$ -	$ 669,617.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 31,550.00	$ 45,748.00	$ 12,500.00	$ 1,500.00	$ 6,000.00	$ -	$ 1,041,204.00
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ 180,118.00
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ 21,900.00
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -	$ 296,592.00
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ 481.00	$ -	$ 500.00	$ -	$ 78,615.00
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,100.00
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ 5,000.00	$ 1,688.00	$ 6,000.00	$ -	$ 431,731.00
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ 1,000.00	$ -	$ 1,500.00	$ -	$ 127,264.00
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,425.00
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ 5,000.00	$ 1,000.00	$ 1,000.00	$ -	$ 328,604.00
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ 80,562.00
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ 12,072.00
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ 5,000.00	$ 1,000.00	$ 2,500.00	$ -	$ 343,924.00
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 74,662.00
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,023.00
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 223,304.00
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 53,072.00
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,392.00
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,221.00
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,000.00
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 109,981.00
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 59,785.00
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ 5,000.00	$ 1,200.00	$ 7,920.00	$ -	$ 84,274.00
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ 2,500.00	$ -	$ 1,000.00	$ -	$ 45,670.00
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ 1,500.00	$ -	$ 2,500.00	$ -	$ 10,058.00
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ 5,000.00	$ 1,000.00	$ 6,500.00	$ -	$ 126,679.00

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AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ 2,500.00	$ -	$ 2,000.00	$ -	$ 20,389.00
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 8,658.00
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 101,418.00
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,114.00
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 161,167.00**	**$ 233,693.00**	**$ 111,499.00**	**$ 17,422.00**	**$ 87,090.00**	**$ -**	**$ 15,947,530.00**
TOTAL - OPERATING EXPENDITURES		**$ 451,118.00**	**$ 690,010.00**	**$ 804,081.00**	**$ 125,864.00**	**$ 585,941.00**	**$ -**	**$ 70,145,230.00**
NET PROFIT OR (LOSS)		**$ (21,380.00)**	**$ (68,270.00)**	**$ 2,830.00**	**$ (983.00)**	**$ 28,466.00**	**$ -**	**$ (1,732,052.00)**

Newark Housing Authority Site Budget (PUM)
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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 185.78	$ 229.00	$ 213.85	$ 285.34	$ 278.77
702999	REVENUE - VACANCY LOSS	$ 74.98	$ 6.87	$ 68.59	$ 36.25	$ 135.85
703000	REVENUE - DWELLING RENTAL	$ 110.80	$ 222.13	$ 145.26	$ 249.10	$ 142.92
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ 0.46	$ 0.63
704001	REVENUE - MAINTENANCE CHARGES	$ 1.19	$ 2.57	$ 1.00	$ 1.66	$ 1.36
704002	REVENUE - LATE CHARGES	$ 1.29	$ 1.67	$ 0.38	$ 0.85	$ 1.46
704003	REVENUE - COURT COSTS	$ 1.47	$ 2.04	$ 1.52	$ 1.81	$ 1.49
704004	REVENUE - MISCELLANEOUS	$ -	$ 33.81	$ -	$ 9.61	$ 8.29
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 693.09	$ 641.81	$ 760.80	$ 573.67	$ 737.09
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 155.57	$ -	$ 101.20	$ -	$ 68.77
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 78.06	$ 87.25	$ 98.94	$ 86.05	$ 100.25
706000	REVENUE - OPERATING SUBSIDY	$ 459.45	$ 554.56	$ 560.66	$ 487.62	$ 568.07
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 574.21**	**$ 816.77**	**$ 708.81**	**$ 751.12**	**$ 724.22**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 17.49	$ 53.34	$ 23.35	$ 33.66	$ 32.25
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 1.49	$ 2.57	$ 2.08	$ 2.89	$ 2.09
913000	MANAGEMENT FEE	$ 38.45	$ 62.47	$ 43.79	$ 60.79	$ 45.83
913001	BOOKKEEPING FEE	$ 4.47	$ 7.27	$ 5.09	$ 7.07	$ 5.33
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.10
914000	ADVERTISING & MARKETING	$ 0.33	$ 0.73	$ -	$ 0.33	$ -
914001	STAFF TRAINING	$ 2.09	$ 6.90	$ 1.66	$ 4.49	$ 2.20
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 7.00	$ 21.34	$ 9.34	$ 13.46	$ 12.90
916000	OFFICE EXPENSES	$ 1.34	$ 2.57	$ 3.11	$ 2.21	$ 1.70
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 15.65	$ 15.65	$ 7.83	$ 15.65	$ 15.81
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.33
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.91	$ 0.40	$ 0.33	$ 0.33	$ 0.81
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 0.18	$ -	$ 0.12	$ -
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ 0.08	$ 0.12	$ 0.15
919009	SUNDRY - INTERNET ACCESS	$ 0.06	$ 0.13	$ 0.06	$ 0.09	$ 0.08
919011	SUNDRY - TELEPHONE	$ 0.45	$ 1.19	$ 0.45	$ 0.77	$ 0.57
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.13	$ 0.29	$ 0.13	$ 0.19	$ 0.17
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 0.18	$ 0.48	$ 0.18	$ 0.26	$ 0.23
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 0.76	$ -	$ 0.76	$ 1.20	$ 1.05
919019	SUNDRY - PRINTING	$ 0.40	$ 1.10	$ 0.83	$ 0.95	$ 0.63
919020	SUNDRY - OTHER	$ -	$ -	$ 0.33	$ 0.71	$ 0.63
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 0.60	$ -	$ -	$ 0.85	$ 0.75
TOTAL - ADMINISTRATION		**$ 103.81**	**$ 188.63**	**$ 111.41**	**$ 158.13**	**$ 135.28**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 2.18	$ 2.30	$ 2.18	$ 2.11	$ 1.61
TOTAL - TENANT SERVICES		**$ 2.18**	**$ 2.30**	**$ 2.18**	**$ 2.11**	**$ 1.61**
UTILITIES						
931000	WATER	$ 28.48	$ 27.88	$ 74.66	$ 21.56	$ 64.60
932000	ELECTRICITY	$ 65.21	$ 74.38	$ 59.73	$ 87.11	$ 80.78
933000	GAS	$ 106.34	$ 40.86	$ 121.42	$ 101.29	$ 68.09
938000	OTHER UTILITY COSTS - SEWER	$ 8.37	$ 10.61	$ 26.28	$ 7.75	$ 20.52
TOTAL - UTILITIES		**$ 208.41**	**$ 153.72**	**$ 282.09**	**$ 217.70**	**$ 233.99**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 48.74	$ 151.29	$ 65.37	$ 102.62	$ 87.02
941001	MAINTENANCE - SALARIES OVERTIME	$ 9.94	$ 18.36	$ 4.15	$ 18.99	$ 4.61
942000	MATERIALS - MISCELLANEOUS	$ 0.83	$ 1.10	$ 0.50	$ 2.37	$ 1.05
942001	MATERIALS - STRUCTURES	$ 1.69	$ 19.09	$ 11.62	$ 11.87	$ 7.33
942002	MATERIALS - JANITORIAL	$ 2.49	$ 6.57	$ 1.66	$ 3.56	$ 3.77
942003	MATERIALS - ELECTRICAL	$ 2.06	$ 13.41	$ 1.92	$ 6.65	$ 4.19
942004	MATERIALS - PLUMBING	$ 4.97	$ 7.80	$ 3.50	$ 11.57	$ 5.23
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 1.15	$ 0.33	$ 1.98	$ 0.31
942006	MATERIALS - RANGES	$ 2.04	$ 4.29	$ 1.33	$ 3.80	$ 1.63
942007	MATERIALS - REFRIGERATORS	$ 2.05	$ 5.84	$ 1.49	$ 4.51	$ 2.40

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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
942008	MATERIALS - FURNACES & AC/PARTS	$ 6.63	$ -	$ 1.66	$ 2.85	$ 3.14
942009	MATERIALS - FIRE PREVENTION	$ -	$ 2.57	$ 0.50	$ 0.71	$ 0.52
942010	MATERIALS - UNIFORMS	$ 0.66	$ 1.32	$ 0.60	$ 0.85	$ 0.75
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 0.60	$ 0.17	$ -	$ 0.56
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 7.81	$ 13.25	$ 5.35	$ 8.55	$ 8.38
943001	CONTRACT COSTS - HEATING & COOLING	$ 8.28	$ 18.36	$ -	$ 7.77	$ 16.75
943002	CONTRACT COSTS - SNOW REMOVAL	$ 7.46	$ -	$ -	$ 5.94	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 0.50	$ 0.92	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ 4.98	$ 14.25	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 4.17	$ 3.67	$ 4.17	$ 6.86	$ 5.23
943007	CONTRACT COSTS - PLUMBING	$ 7.00	$ 7.00	$ 4.17	$ 8.73	$ 6.70
943008	CONTRACT COSTS - EXTERMINATION	$ 14.92	$ 8.55	$ 14.92	$ 19.99	$ 10.88
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 1.99	$ -	$ -	$ 6.28	$ 0.73
943011	CONTRACT COSTS - UNIFORMS	$ 0.31	$ 1.00	$ 0.80	$ 0.67	$ 0.87
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 0.42	$ 0.44	$ -	$ 0.74	$ 0.52
943014	CONTRACT COSTS - VEHICLES	$ -	$ 0.20	$ -	$ 0.53	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 19.50	$ 51.10	$ 26.15	$ 32.89	$ 34.81
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 154.44**	**$ 337.87**	**$ 155.32**	**$ 285.51**	**$ 207.38**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.31
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 7.15	$ 10.14	$ 4.36	$ 6.56	$ 4.29
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 20.33**	**$ 23.32**	**$ 17.54**	**$ 19.74**	**$ 17.60**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ 3.80	$ 0.72
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ 1.80
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ 3.80**	**$ 2.51**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.74
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.66
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ 200.73	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ 12.49
985000	IT - FEE FOR SERVICE	$ 7.02	$ 7.02	$ 7.02	$ 7.02	$ 7.09
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 12.42	$ 13.15	$ 15.55	$ 10.89	$ 3.58
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ 4.24
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ 1.47
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 2.86	$ 8.76	$ 2.87	$ 4.10	$ 4.19
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ 2.09
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ 1.05
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 3.98	$ 13.15	$ 5.53	$ 10.81	$ 4.19
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ 2.31
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ 0.42
986009	C/M FFS - (MA) - MASONRY LABOR	$ 4.32	$ 4.38	$ 5.88	$ 3.83	$ 6.28
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ 5.03
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ 1.26
986012	C/M FFS - (PA) - PAINTING LABOR	$ 10.20	$ 4.38	$ 10.22	$ 10.00	$ 5.23
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ 2.09
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ 0.84
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 0.66	$ -	$ 0.66	$ 1.41	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 3.10	$ -	$ 3.11	$ 2.78	$ -

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AMP #		2001	2002	2005	2006	2007
Project No.		0001	0002	0003	0004	0005
Family/Elderly Scattered Site? Units		Family No 503	Family No 227	Family No 502	Family No 351	Family No 398
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 291.24	$ 96.79	$ 96.79	$ 96.79	$ 97.70
TOTAL - OPERATING EXPENDITURES		**$ 780.40**	**$ 802.64**	**$ 665.32**	**$ 783.78**	**$ 696.08**
NET PROFIT OR (LOSS)		**$ (206.20)**	**$ 14.14**	**$ 43.49**	**$ (32.67)**	**$ 28.15**

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		No	No	No	No	No
Units		286	50	20	273	298
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 178.81	$ 228.00	$ 434.04	$ 213.00	$ 206.00
702999	REVENUE - VACANCY LOSS	$ 23.49	$ 6.84	$ 9.04	$ 6.39	$ 41.48
703000	REVENUE - DWELLING RENTAL	$ 155.32	$ 221.16	$ 425.00	$ 206.61	$ 164.52
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 3.01	$ 3.60	$ 4.17	$ 2.44	$ 2.38
704002	REVENUE - LATE CHARGES	$ 2.71	$ 7.50	$ 4.17	$ 1.47	$ 0.83
704003	REVENUE - COURT COSTS	$ 2.55	$ 1.52	$ 6.25	$ 2.12	$ 2.77
704004	REVENUE - MISCELLANEOUS	$ 24.30	$ -	$ -	$ 12.05	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 627.42	$ 627.42	$ 627.45	$ 553.80	$ 632.75
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 24.30	$ 24.30	$ 24.30	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 90.47	$ 90.47	$ 90.47	$ 83.07	$ 94.91
706000	REVENUE - OPERATING SUBSIDY	$ 512.65	$ 512.65	$ 512.68	$ 470.73	$ 537.84
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 700.53**	**$ 746.43**	**$ 952.26**	**$ 695.42**	**$ 708.34**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 37.21	$ 36.79	$ 32.84	$ 44.92	$ 36.34
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 3.50	$ -	$ -	$ 1.53	$ 0.43
913000	MANAGEMENT FEE	$ 52.06	$ 54.15	$ 64.46	$ 52.65	$ 64.46
913001	BOOKKEEPING FEE	$ 6.06	$ 6.30	$ 7.50	$ 6.13	$ 7.50
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
914000	ADVERTISING & MARKETING	$ -	$ 3.33	$ 8.33	$ 0.61	$ 0.69
914001	STAFF TRAINING	$ 3.35	$ -	$ -	$ 3.05	$ 2.80
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 14.31	$ 14.15	$ 12.63	$ 17.97	$ 14.54
916000	OFFICE EXPENSES	$ 3.06	$ 1.67	$ 4.17	$ 2.29	$ 0.84
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 15.65	$ 15.65	$ 15.65	$ 15.65	$ 6.99
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.58	$ -	$ 0.21	$ 0.37	$ 0.13
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ -	$ -	$ 0.15	$ -
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ 0.09
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 0.20	$ -	$ -	$ 0.15	$ -
919009	SUNDRY - INTERNET ACCESS	$ 0.10	$ 0.60	$ 1.50	$ 0.11	$ 0.10
919011	SUNDRY - TELEPHONE	$ 0.89	$ 0.88	$ 0.79	$ 0.82	$ 0.76
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		No	No	No	No	No
Units		286	50	20	273	298
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.19	$ 0.19	$ 0.17	$ 0.24	$ 0.22
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 0.58	$ 0.58	$ 0.52	$ 0.33	$ 0.30
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 0.58	$ 1.67	$ 4.17	$ 2.44	$ 0.98
919019	SUNDRY - PRINTING	$ 0.58	$ 0.67	$ 4.17	$ 0.76	$ 0.70
919020	SUNDRY - OTHER	$ 0.45	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 0.85	$ 0.84	$ 0.75	$ 1.10	$ 1.01
TOTAL - ADMINISTRATION		**$ 152.22**	**$ 149.45**	**$ 169.84**	**$ 163.28**	**$ 150.45**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 1.86	$ 3.08	$ 4.58	$ 1.88	$ 1.83
TOTAL - TENANT SERVICES		**$ 1.86**	**$ 3.08**	**$ 4.58**	**$ 1.88**	**$ 1.83**
UTILITIES						
931000	WATER	$ 58.22	$ 67.00	$ 42.30	$ 28.00	$ 80.12
932000	ELECTRICITY	$ 29.03	$ 3.78	$ 3.78	$ 75.22	$ 67.21
933000	GAS	$ 99.96	$ -	$ -	$ 106.69	$ 77.49
938000	OTHER UTILITY COSTS - SEWER	$ 19.52	$ 44.85	$ 148.05	$ 10.49	$ 22.56
TOTAL - UTILITIES		**$ 206.73**	**$ 115.63**	**$ 194.13**	**$ 220.40**	**$ 247.38**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 111.37	$ 91.25	$ 81.48	$ 93.22	$ 93.02
941001	MAINTENANCE - SALARIES OVERTIME	$ 14.57	$ -	$ 8.33	$ 7.63	$ 4.19
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ 1.96
942001	MATERIALS - STRUCTURES	$ 17.48	$ 45.00	$ 83.33	$ 13.74	$ 8.39
942002	MATERIALS - JANITORIAL	$ 4.25	$ 1.67	$ -	$ 4.27	$ 3.36
942003	MATERIALS - ELECTRICAL	$ 2.91	$ 8.33	$ 11.25	$ 3.05	$ 6.99
942004	MATERIALS - PLUMBING	$ 9.32	$ 8.33	$ 33.33	$ 4.58	$ 5.68
942005	MATERIALS - VEHICLE EXPENSE	$ 0.70	$ 0.42	$ 1.04	$ 0.46	$ 0.70
942006	MATERIALS - RANGES	$ 0.85	$ 11.67	$ 4.68	$ 5.93	$ 2.34
942007	MATERIALS - REFRIGERATORS	$ 1.43	$ 14.67	$ 7.92	$ 8.84	$ 2.65

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
942008	MATERIALS - FURNACES & AC/PARTS	$ 5.21	$ 6.67	$ 20.83	$ 3.05	$ 5.59
942009	MATERIALS - FIRE PREVENTION	$ 0.87	$ 3.33	$ 4.17	$ 0.92	$ 0.70
942010	MATERIALS - UNIFORMS	$ 0.85	$ 0.84	$ 0.75	$ 1.10	$ 1.01
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 0.87	$ -	$ -	$ 1.25	$ 0.72
942012	MATERIALS - SECURITY EQUIPMENT	$ 0.49	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 7.81	$ 3.50	$ 8.75	$ 5.05	$ 2.46
943001	CONTRACT COSTS - HEATING & COOLING	$ 8.74	$ 16.67	$ 20.83	$ -	$ 11.19
943002	CONTRACT COSTS - SNOW REMOVAL	$ 7.28	$ 14.75	$ 14.75	$ 6.11	$ 8.39
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 0.87	$ 10.50	$ 83.33	$ -	$ 0.84
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 33.33	$ 25.00	$ 10.99	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 4.17	$ 4.17	$ 4.17	$ -	$ 4.21
943007	CONTRACT COSTS - PLUMBING	$ 4.17	$ 4.17	$ 4.17	$ 4.17	$ 4.21
943008	CONTRACT COSTS - EXTERMINATION	$ 14.57	$ 14.92	$ 14.92	$ 12.79	$ 15.07
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ -	$ -	$ 0.95	$ 0.92
943011	CONTRACT COSTS - UNIFORMS	$ 0.92	$ -	$ -	$ 0.56	$ 0.84
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 0.59	$ -	$ -	$ 0.42	$ -
943014	CONTRACT COSTS - VEHICLES	$ 2.55	$ 2.52	$ 2.25	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 40.08	$ 34.92	$ 31.18	$ 32.97	$ 33.38
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 262.94**	**$ 331.61**	**$ 466.46**	**$ 222.02**	**$ 218.81**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 4.66	$ 6.63	$ 12.75	$ 6.20	$ 4.94
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 17.84**	**$ 19.81**	**$ 25.93**	**$ 19.38**	**$ 18.12**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ 2.38	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ 2.38**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ 369.84	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ 12.37
985000	IT - FEE FOR SERVICE	$ 7.26	$ 7.02	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 9.91	$ 13.35	$ 17.00	$ 16.79	$ 0.62
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 0.73	$ 0.83	$ 1.25	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 1.98	$ 2.27	$ 2.83	$ 9.16	$ 0.29
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 0.42	$ 0.77	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 3.96	$ 13.60	$ 11.33	$ 6.11	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 0.36	$ 0.58	$ 1.67	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ 1.16	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 4.95	$ -	$ -	$ 3.66	$ -
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 0.20	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ 3.66	$ 0.34
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 9.91	$ 5.67	$ 5.67	$ 1.53	$ 4.47
986025	C/M FFS - (HC) - HVAC MATERIAL	$ 0.87	$ 5.62	$ 1.25	$ -	$ 1.12
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ 1.53	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 1.98	$ 1.13	$ 1.42	$ 1.39	$ 3.02

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AMP #		2008	2008	2008	2009	2014
Project No.		0006	0007	0008	0009	0010
Family/Elderly Scattered Site? Units		Family No 286	Family No 50	Family No 20	Family No 273	Family No 298
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 0.21	$ 0.35	$ 0.63	$ -	$ 0.15
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ 7.59	$ -	$ -	$ -	$ 16.88
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 97.03	$ 96.79	$ 96.78	$ 466.63	$ 79.85
TOTAL - OPERATING EXPENDITURES		**$ 738.61**	**$ 716.38**	**$ 957.73**	**$ 1,095.98**	**$ 716.44**
NET PROFIT OR (LOSS)		**$ (38.08)**	**$ 30.05**	**$ (5.47)**	**$ (400.56)**	**$ (8.09)**

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly		Family	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		18	198	375	374	197
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 286.90	$ 238.00	$ 228.00	$ 237.00	$ 215.00
702999	REVENUE - VACANCY LOSS	$ 20.90	$ 10.82	$ 38.91	$ 6.34	$ 17.46
703000	REVENUE - DWELLING RENTAL	$ 266.00	$ 227.18	$ 189.09	$ 230.66	$ 197.54
704000	REVENUE - EXCESS UTILITIES	$ -	$ 0.10	$ 0.27	$ 0.90	$ 0.55
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ 4.04	$ 1.04	$ 0.45	$ 1.02
704002	REVENUE - LATE CHARGES	$ 2.08	$ 3.41	$ 1.38	$ 1.34	$ 1.52
704003	REVENUE - COURT COSTS	$ 1.39	$ 1.17	$ 0.40	$ 0.47	$ 1.77
704004	REVENUE - MISCELLANEOUS	$ 2.42	$ 19.90	$ -	$ 22.06	$ 21.64
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 632.75	$ 484.27	$ 484.27	$ 484.27	$ 499.11
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 94.91	$ 72.64	$ 72.64	$ 72.64	$ 74.87
706000	REVENUE - OPERATING SUBSIDY	$ 537.84	$ 411.63	$ 411.63	$ 411.63	$ 424.25
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ 126.42	$ 126.42	$ 126.42	$ 126.42
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 809.73**	**$ 793.85**	**$ 730.22**	**$ 793.92**	**$ 774.70**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 31.67	$ 65.26	$ 31.48	$ 31.24	$ 58.98
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 0.38	$ 1.68	$ 1.78	$ 1.11	$ 1.87
913000	MANAGEMENT FEE	$ 64.46	$ 64.46	$ 64.46	$ 64.46	$ 60.86
913001	BOOKKEEPING FEE	$ 75.00	$ 7.50	$ 7.50	$ 7.50	$ 7.08
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
914000	ADVERTISING & MARKETING	$ 0.58	$ 0.30	$ 0.44	$ 0.45	$ 0.85
914001	STAFF TRAINING	$ 3.31	$ 4.21	$ 0.78	$ 2.23	$ 4.23
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 12.67	$ 26.10	$ 12.59	$ 12.50	$ 17.67
916000	OFFICE EXPENSES	$ 13.89	$ 2.10	$ 1.11	$ 1.78	$ 2.54
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 15.65	$ 2.10	$ 2.22	$ 4.46	$ 6.35
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.69	$ 0.61	$ 0.33	$ 0.33	$ 0.63
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ -	$ -	$ 0.06	$ 0.21
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 2.78	$ 0.21	$ 0.11	$ 0.16	$ 0.25
919009	SUNDRY - INTERNET ACCESS	$ 1.67	$ 0.15	$ 0.08	$ 0.08	$ 0.15
919011	SUNDRY - TELEPHONE	$ 0.50	$ 0.91	$ 0.60	$ 0.72	$ 1.14
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		2014	2016	2016	2016	2017
Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 3.70	$ 0.34	$ 0.18	$ 0.18	$ 0.34
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 0.45	$ 0.24	$ 0.25	$ 0.47
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 0.84	$ 0.44	$ 1.11	$ 0.42
919019	SUNDRY - PRINTING	$ -	$ 0.84	$ 0.67	$ 0.67	$ 0.85
919020	SUNDRY - OTHER	$ -	$ 0.84	$ 0.44	$ 0.45	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ -	$ 1.52	$ 0.80	$ 0.80	$ 1.52
TOTAL - ADMINISTRATION		**$ 238.94**	**$ 192.44**	**$ 138.27**	**$ 142.54**	**$ 178.41**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 4.86	$ 2.24	$ 1.86	$ 2.16	$ 2.17
TOTAL - TENANT SERVICES		**$ 4.86**	**$ 2.24**	**$ 1.86**	**$ 2.16**	**$ 2.17**
UTILITIES						
931000	WATER	$ 42.38	$ 17.34	$ 30.87	$ 32.56	$ 35.59
932000	ELECTRICITY	$ 18.52	$ 84.99	$ 59.70	$ 47.51	$ 26.61
933000	GAS	$ 64.89	$ 43.59	$ 35.29	$ 39.79	$ 29.27
938000	OTHER UTILITY COSTS - SEWER	$ 12.50	$ 1.56	$ 12.56	$ 13.25	$ 0.64
TOTAL - UTILITIES		**$ 138.29**	**$ 147.48**	**$ 138.42**	**$ 133.10**	**$ 92.10**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 81.06	$ 124.51	$ 97.47	$ 91.92	$ 95.67
941001	MAINTENANCE - SALARIES OVERTIME	$ 6.91	$ 4.21	$ 2.22	$ 4.01	$ 3.81
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 31.69	$ 6.31	$ 4.44	$ 7.80	$ 10.58
942002	MATERIALS - JANITORIAL	$ 4.27	$ 3.37	$ 1.78	$ 3.34	$ 5.92
942003	MATERIALS - ELECTRICAL	$ 2.70	$ 2.10	$ 1.33	$ 4.01	$ 4.23
942004	MATERIALS - PLUMBING	$ 4.27	$ 3.37	$ 2.11	$ 6.68	$ 8.46
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ -	$ -	$ 0.22	$ 1.06
942006	MATERIALS - RANGES	$ -	$ 2.53	$ 2.22	$ 4.46	$ 3.81
942007	MATERIALS - REFRIGERATORS	$ -	$ 3.94	$ 2.22	$ 5.01	$ 4.57

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Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
942008	MATERIALS - FURNACES & AC/PARTS	$ 20.83	$ 3.79	$ 2.00	$ 4.46	$ 2.54
942009	MATERIALS - FIRE PREVENTION	$ 2.08	$ 0.42	$ 2.00	$ 0.67	$ 1.35
942010	MATERIALS - UNIFORMS	$ -	$ 1.52	$ 0.80	$ 0.80	$ 1.52
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 0.62	$ 0.47	$ 0.22	$ 0.56	$ 0.85
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ 2.96
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 6.98	$ 15.06	$ 8.00	$ 8.02	$ 15.23
943001	CONTRACT COSTS - HEATING & COOLING	$ 20.83	$ -	$ -	$ 3.34	$ 1.69
943002	CONTRACT COSTS - SNOW REMOVAL	$ 14.75	$ -	$ 3.33	$ 5.35	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ 12.08	$ 4.44	$ 6.68	$ 12.14
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 10.50	$ 10.50	$ 4.44	$ 7.80	$ 4.23
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 1.26	$ -	$ 0.67	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 4.17	$ 1.26	$ 2.67	$ 1.56	$ 2.12
943007	CONTRACT COSTS - PLUMBING	$ 4.69	$ 2.10	$ 6.89	$ 5.57	$ 9.31
943008	CONTRACT COSTS - EXTERMINATION	$ 14.92	$ 14.16	$ 15.56	$ 13.37	$ 14.99
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 10.42	$ 0.92	$ 0.93	$ 3.34	$ 1.27
943011	CONTRACT COSTS - UNIFORMS	$ 1.50	$ 0.88	$ 1.56	$ 0.62	$ 1.02
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ 0.42	$ 0.44	$ 0.45	$ 0.42
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ 2.28
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 29.09	$ 46.62	$ 38.99	$ 36.77	$ 35.07
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 272.27**	**$ 261.79**	**$ 206.08**	**$ 227.49**	**$ 247.09**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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Project No.		0011	0015	0016	0017	0018
Family/Elderly		Family	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		18	198	375	374	197
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 7.98	$ 6.82	$ 5.67	$ 6.88	$ 5.93
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 21.16**	**$ 20.00**	**$ 18.85**	**$ 20.06**	**$ 19.11**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ 126.42	$ 126.42	$ 126.42	$ 126.42
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ 12.37
985000	IT - FEE FOR SERVICE	$ 7.02	$ 7.02	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 6.78	$ 3.43	$ 8.93	$ 10.03	$ 12.71
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ 1.26	$ 3.33	$ 2.23	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 17.59	$ 2.53	$ 6.67	$ 2.23	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 0.43	$ 2.22	$ 1.01	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 18.52	$ 1.01	$ 6.67	$ 1.78	$ 8.76
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ 2.10	$ 2.22	$ 0.89	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ 2.91	$ 4.44	$ 4.46	$ 3.07
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ 0.42	$ 1.11	$ 2.23	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ 3.37	$ -	$ 4.46	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ 0.84	$ -	$ 2.23	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ 2.58	$ 4.44	$ 2.23	$ 13.15
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ 0.42	$ 1.11	$ 1.56	$ 0.88
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ 1.01	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ 3.37	$ 2.67	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ 0.84	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 0.93	$ -	$ -	$ -	$ 3.07
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ 1.75
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ 2.23	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ 1.78	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ 1.47	$ -	$ -	$ 0.44

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Project No.		0011	0015	0016	0017	0018
Family/Elderly Scattered Site? Units		Family No 18	Elderly No 198	Elderly No 375	Elderly No 374	Elderly No 197
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ 0.42	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ 3.34	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ 1.14	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ 2.10	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ 0.84	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ 1.68	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ 1.26	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ 0.42	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 96.79	$ 214.11	$ 223.20	$ 223.20	$ 223.20
TOTAL - OPERATING EXPENDITURES		**$ 772.31**	**$ 838.05**	**$ 726.69**	**$ 748.56**	**$ 762.08**
NET PROFIT OR (LOSS)		**$ 37.42**	**$ (44.21)**	**$ 3.54**	**$ 45.37**	**$ 12.62**

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 186.77	$ 213.00	$ 237.00	$ 250.00	$ 268.00
702999	REVENUE - VACANCY LOSS	$ 9.34	$ 6.39	$ 7.11	$ 3.06	$ 8.04
703000	REVENUE - DWELLING RENTAL	$ 177.43	$ 206.61	$ 229.89	$ 246.94	$ 259.96
704000	REVENUE - EXCESS UTILITIES	$ 0.89	$ 0.47	$ 0.75	$ -	$ 0.20
704001	REVENUE - MAINTENANCE CHARGES	$ 0.83	$ 0.35	$ 2.09	$ 1.70	$ 1.21
704002	REVENUE - LATE CHARGES	$ 0.66	$ 0.87	$ 3.14	$ 3.06	$ 0.61
704003	REVENUE - COURT COSTS	$ 0.58	$ 0.51	$ 0.73	$ 0.95	$ 0.28
704004	REVENUE - MISCELLANEOUS	$ 8.06	$ 20.13	$ 28.74	$ 26.55	$ 0.39
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 435.61	$ 499.11	$ 499.11	$ 381.05	$ 393.29
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 65.34	$ 74.87	$ 74.87	$ 57.16	$ 58.99
706000	REVENUE - OPERATING SUBSIDY	$ 370.27	$ 424.25	$ 424.25	$ 323.89	$ 334.30
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ 110.33	$ 126.42	$ 126.42	$ 126.42	$ 126.42
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 669.06**	**$ 779.61**	**$ 816.01**	**$ 729.51**	**$ 723.37**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 29.07	$ 40.52	$ 46.33	$ 50.37	$ 59.82
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 0.83	$ 1.46	$ 1.68	$ 1.46	$ 0.81
913000	MANAGEMENT FEE	$ 56.26	$ 64.46	$ 62.19	$ 64.46	$ 64.46
913001	BOOKKEEPING FEE	$ 6.55	$ 7.50	$ 7.24	$ 7.50	$ 7.50
913002	ASSET MANAGEMENT FEE	$ 8.73	$ 10.00	$ 10.00	$ 10.00	$ 10.00
914000	ADVERTISING & MARKETING	$ 0.41	$ 0.25	$ 0.26	$ 0.51	$ 0.24
914001	STAFF TRAINING	$ 1.66	$ 2.91	$ 4.19	$ 3.06	$ 3.24
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 11.63	$ 16.21	$ 18.53	$ 20.15	$ 23.93
916000	OFFICE EXPENSES	$ 0.66	$ 2.33	$ 3.35	$ 2.38	$ 2.02
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 3.31	$ 7.28	$ 6.28	$ 15.65	$ 6.07
917100	AUDIT FEES	$ 1.15	$ 1.32	$ 1.32	$ 1.32	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.17	$ 0.44	$ 0.63	$ 0.34	$ 0.12
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 0.07	$ 0.06	$ 0.08	$ 0.07	$ 0.08
919006	SUNDRY - BANK FEES	$ 0.38	$ 0.43	$ 0.43	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 0.12	$ 0.12	$ 0.29	$ 0.09	$ 0.15
919009	SUNDRY - INTERNET ACCESS	$ 0.06	$ 0.10	$ 0.15	$ 0.12	$ 0.15
919011	SUNDRY - TELEPHONE	$ 0.45	$ 0.63	$ 1.13	$ 1.10	$ 0.87
919012	SUNDRY - COLLECTION FEES	$ 0.22	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly		Elderly	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		439	286	199	245	206
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.13	$ 0.23	$ 0.34	$ 0.27	$ 0.32
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 0.18	$ 0.32	$ 0.45	$ 0.37	$ 0.44
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 0.58	$ 0.84	$ 0.68	$ -
919019	SUNDRY - PRINTING	$ 0.60	$ 0.73	$ 0.84	$ 0.85	$ 0.67
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ 0.81
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 0.60	$ 1.05	$ 1.51	$ 1.22	$ 1.46
TOTAL - ADMINISTRATION		**$ 123.21**	**$ 159.18**	**$ 168.30**	**$ 182.66**	**$ 185.16**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 1.37	$ 2.12	$ 2.26	$ 2.18	$ 2.33
TOTAL - TENANT SERVICES		**$ 1.37**	**$ 2.12**	**$ 2.26**	**$ 2.18**	**$ 2.33**
UTILITIES						
931000	WATER	$ 44.12	$ 36.70	$ 43.61	$ 81.01	$ 23.15
932000	ELECTRICITY	$ 51.75	$ 73.89	$ 57.70	$ 71.69	$ 136.74
933000	GAS	$ 57.26	$ 95.14	$ 64.28	$ 24.30	$ -
938000	OTHER UTILITY COSTS - SEWER	$ 16.57	$ 10.40	$ 4.19	$ 1.70	$ 7.36
TOTAL - UTILITIES		**$ 169.69**	**$ 216.13**	**$ 169.78**	**$ 178.70**	**$ 167.25**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 80.88	$ 95.60	$ 122.77	$ 87.88	$ 76.16
941001	MAINTENANCE - SALARIES OVERTIME	$ 3.31	$ 2.91	$ 4.19	$ 3.40	$ 2.27
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 3.31	$ 5.83	$ 6.28	$ 6.80	$ 2.83
942002	MATERIALS - JANITORIAL	$ 2.49	$ 4.37	$ 3.01	$ 4.25	$ 4.05
942003	MATERIALS - ELECTRICAL	$ 1.99	$ 1.46	$ 4.19	$ 3.40	$ 2.02
942004	MATERIALS - PLUMBING	$ 2.49	$ 4.37	$ 3.10	$ 8.50	$ 3.24
942005	MATERIALS - VEHICLE EXPENSE	$ 0.17	$ 0.73	$ -	$ -	$ -
942006	MATERIALS - RANGES	$ 3.31	$ 3.50	$ 4.19	$ 2.72	$ 1.94
942007	MATERIALS - REFRIGERATORS	$ 3.73	$ 3.93	$ 6.60	$ 3.06	$ 2.18

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
942008	MATERIALS - FURNACES & AC/PARTS	$ 1.66	$ 5.83	$ 7.77	$ 3.47	$ 1.21
942009	MATERIALS - FIRE PREVENTION	$ 0.83	$ 1.46	$ 3.75	$ 0.85	$ 1.01
942010	MATERIALS - UNIFORMS	$ 0.80	$ 1.05	$ 1.51	$ 1.22	$ 1.46
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 0.50	$ 0.87	$ 0.87	$ 0.75	$ 0.40
942012	MATERIALS - SECURITY EQUIPMENT	$ 0.07	$ 2.04	$ -	$ 0.68	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 5.96	$ 10.49	$ 15.08	$ 12.17	$ 7.28
943001	CONTRACT COSTS - HEATING & COOLING	$ 2.49	$ 1.46	$ 2.09	$ 8.50	$ 2.02
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ 5.10	$ 3.64
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ 6.63	$ 8.74	$ 12.08	$ 12.33	$ 3.99
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 5.80	$ 5.83	$ 8.38	$ -	$ 8.09
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 0.87	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 1.49	$ 2.79	$ 2.08	$ 4.25	$ 3.64
943007	CONTRACT COSTS - PLUMBING	$ 1.66	$ 2.91	$ 6.28	$ 6.80	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 5.80	$ 7.54	$ 10.01	$ 9.35	$ 12.14
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 0.83	$ 0.93	$ 0.92	$ -	$ -
943011	CONTRACT COSTS - UNIFORMS	$ 0.63	$ 0.60	$ 1.01	$ 0.70	$ 0.56
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 0.36	$ 0.42	$ 0.42	$ 0.42	$ 0.42
943014	CONTRACT COSTS - VEHICLES	$ 0.89	$ 1.57	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 31.10	$ 29.17	$ 42.77	$ 32.48	$ 30.46
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 169.15**	**$ 207.26**	**$ 269.35**	**$ 219.10**	**$ 171.02**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly		Elderly	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		439	286	199	245	206
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 11.50	$ 13.18	$ 13.18	$ 13.18	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 3.91	$ 6.20	$ 6.90	$ 7.41	$ 1.21
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 15.41**	**$ 19.38**	**$ 20.08**	**$ 20.59**	**$ 14.39**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 11.01	$ 12.61	$ 12.61	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 4.77	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ 13.53	$ 15.50	$ 15.50	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ 110.33	$ 126.42	$ 126.42	$ 126.42	$ 126.42
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly		Elderly	Elderly	Elderly	Elderly	Elderly
Scattered Site?		No	No	No	No	No
Units		439	286	199	245	206
984000	LEGAL FEE FOR SERVICE	$ 10.80	$ 12.37	$ 12.37	$ 12.37	$ 6.07
985000	IT - FEE FOR SERVICE	$ 6.13	$ 7.02	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 2.49	$ 0.95	$ 0.96	$ 4.18	$ 6.07
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 6.63	$ -	$ -	$ 7.48	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ 0.68	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 1.33	$ 2.37	$ 2.37	$ 2.38	$ 2.02
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 0.66	$ -	$ -	$ -	$ 0.81
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ 0.68	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 1.66	$ 1.83	$ 1.84	$ 2.83	$ 1.21
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 4.97	$ -	$ -	$ 3.40	$ 0.81
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 2.49	$ 7.21	$ 7.01	$ 3.06	$ 2.02
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 1.66	$ -	$ -	$ 1.70	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ 1.36	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ 3.40	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ 1.66	$ 21.76	$ 21.87	$ 6.53	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ 4.14	$ -	$ -	$ 3.40	$ 1.21
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ 1.14	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 2.49	$ 3.86	$ 3.94	$ 1.02	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ 4.97	$ 1.58	$ 0.44	$ 1.70	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 0.33	$ 4.27	$ 4.25	$ -	$ -

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AMP #		2017	2017	2017	2019	2025
Project No.		0019	0020	0021	0012	0013
Family/Elderly Scattered Site? Units		Elderly No 439	Elderly No 286	Elderly No 199	Elderly No 245	Elderly No 206
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 0.83	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 192.84	$ 223.20	$ 223.20	$ 223.20	$ 187.24
TOTAL - OPERATING EXPENDITURES		**$ 671.67**	**$ 827.28**	**$ 852.96**	**$ 826.42**	**$ 727.38**
NET PROFIT OR (LOSS)		**$ (2.62)**	**$ (47.67)**	**$ (36.95)**	**$ (96.92)**	**$ (4.01)**

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 233.00	$ 241.00	$ 152.00	$ 165.00	$ 227.00
702999	REVENUE - VACANCY LOSS	$ 6.99	$ 4.82	$ 4.56	$ 4.95	$ 2.27
703000	REVENUE - DWELLING RENTAL	$ 226.01	$ 236.18	$ 147.44	$ 160.05	$ 224.73
704000	REVENUE - EXCESS UTILITIES	$ 0.95	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 1.00	$ 0.93	$ 5.62	$ 5.26	$ 4.55
704002	REVENUE - LATE CHARGES	$ 4.00	$ 4.63	$ 5.62	$ 5.26	$ 5.68
704003	REVENUE - COURT COSTS	$ 0.92	$ 1.45	$ 1.30	$ 1.53	$ 3.95
704004	REVENUE - MISCELLANEOUS	$ 25.04	$ 1.15	$ 1.04	$ 1.89	$ 0.68
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 556.36	$ 384.46	$ 384.46	$ 384.46	$ 384.45
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ 17.62	$ 17.62	$ 17.62	$ 17.61
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 83.45	$ 55.03	$ 55.03	$ 55.03	$ 55.03
706000	REVENUE - OPERATING SUBSIDY	$ 472.91	$ 311.81	$ 311.81	$ 311.81	$ 311.81
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ 126.33	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ 29.24	$ -	$ 5.70	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly Scattered Site? Units		Elderly No 250	Family Yes 54	Family Yes 89	Family Yes 95	Family Yes 22
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 857.16**	**$ 585.38**	**$ 472.83**	**$ 491.50**	**$ 551.41**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 47.10	$ 46.12	$ 43.97	$ 43.69	$ 43.13
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 1.00	$ 0.89	$ 0.89	$ 0.88	$ 0.87
913000	MANAGEMENT FEE	$ 64.46	$ 64.46	$ 64.46	$ 62.42	$ 64.46
913001	BOOKKEEPING FEE	$ 7.50	$ 7.50	$ 7.50	$ 7.26	$ 7.50
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
914000	ADVERTISING & MARKETING	$ 0.50	$ -	$ 0.70	$ 0.70	$ -
914001	STAFF TRAINING	$ 3.33	$ 3.24	$ 3.09	$ 3.07	$ 3.03
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 18.84	$ 18.45	$ 17.59	$ 17.48	$ 17.25
916000	OFFICE EXPENSES	$ 1.67	$ 1.62	$ 1.54	$ 1.54	$ 1.52
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 6.67	$ 6.17	$ 4.68	$ 4.39	$ 7.58
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.10	$ 0.16	$ 0.16	$ 0.16	$ 0.16
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 0.07	$ 0.13	$ 0.13	$ 0.13	$ -
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.46	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 0.33	$ -	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 0.12	$ 0.12	$ 0.11	$ 0.11	$ 0.11
919011	SUNDRY - TELEPHONE	$ 0.90	$ 0.70	$ 0.67	$ 0.66	$ 0.66
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.27	$ 0.26	$ 0.25	$ 0.25	$ 0.24
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 0.37	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ -	$ 0.61	$ -
919019	SUNDRY - PRINTING	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67
919020	SUNDRY - OTHER	$ 0.67	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1.20	$ 1.17	$ 1.11	$ 1.11	$ 1.09
TOTAL - ADMINISTRATION		**$ 167.75**	**$ 163.65**	**$ 159.56**	**$ 157.13**	**$ 160.25**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 1.88	$ 2.28	$ 1.82	$ 1.89	$ 2.27
TOTAL - TENANT SERVICES		**$ 1.88**	**$ 2.28**	**$ 1.82**	**$ 1.89**	**$ 2.27**
UTILITIES						
931000	WATER	$ 65.45	$ 34.80	$ 34.80	$ 35.38	$ 24.36
932000	ELECTRICITY	$ 31.07	$ 6.53	$ 6.53	$ 6.53	$ 6.53
933000	GAS	$ 66.98	$ 1.94	$ 1.94	$ 1.94	$ 1.94
938000	OTHER UTILITY COSTS - SEWER	$ 21.05	$ 12.96	$ 12.38	$ 15.16	$ 10.44
TOTAL - UTILITIES		**$ 184.54**	**$ 56.24**	**$ 55.66**	**$ 59.01**	**$ 43.28**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 93.35	$ 68.88	$ 65.67	$ 65.25	$ 64.41
941001	MAINTENANCE - SALARIES OVERTIME	$ 3.33	$ 1.30	$ 1.24	$ 1.23	$ 1.21
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 8.33	$ 10.84	$ 4.57	$ 7.54	$ 6.97
942002	MATERIALS - JANITORIAL	$ 4.00	$ 3.20	$ 4.20	$ 1.43	$ 3.22
942003	MATERIALS - ELECTRICAL	$ 2.67	$ 1.60	$ 0.58	$ 1.19	$ 0.89
942004	MATERIALS - PLUMBING	$ 5.67	$ 2.62	$ 3.33	$ 2.91	$ 5.09
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 1.91	$ -	$ 1.90	$ -
942006	MATERIALS - RANGES	$ 8.00	$ 0.87	$ 5.28	$ 4.95	$ 6.41
942007	MATERIALS - REFRIGERATORS	$ 9.00	$ 1.47	$ 8.93	$ 8.37	$ 10.84

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly Scattered Site? Units		Elderly No 250	Family Yes 54	Family Yes 89	Family Yes 95	Family Yes 22
942008	MATERIALS - FURNACES & AC/PARTS	$ 3.33	$ 10.80	$ 5.62	$ 6.87	$ 9.13
942009	MATERIALS - FIRE PREVENTION	$ 0.83	$ 0.63	$ 0.52	$ 0.52	$ 0.76
942010	MATERIALS - UNIFORMS	$ 1.20	$ 1.11	$ 1.11	$ 1.11	$ 1.09
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 0.67	$ 2.31	$ 1.03	$ 0.44	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ 0.84	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 11.67	$ 1.54	$ 7.81	$ 15.69	$ 5.26
943001	CONTRACT COSTS - HEATING & COOLING	$ 5.21	$ 13.89	$ 32.32	$ 21.93	$ 26.52
943002	CONTRACT COSTS - SNOW REMOVAL	$ 5.00	$ 10.27	$ 10.07	$ 9.43	$ 17.41
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ 12.08	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 6.67	$ 3.73	$ 6.67	$ 8.54	$ 11.71
943005	CONTRACT COSTS - UNIT TURNAROUND	$ 1.00	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 4.25	$ -	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ 6.00	$ -	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 10.00	$ 23.23	$ 18.84	$ 17.58	$ 24.45
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 0.92	$ 0.92	$ 0.92	$ 0.92
943011	CONTRACT COSTS - UNIFORMS	$ 0.69	$ 0.55	$ 0.42	$ 0.42	$ 0.42
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 0.44	$ 4.17	$ 2.53	$ 2.37	$ 5.11
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 34.82	$ 27.55	$ 26.27	$ 26.10	$ 25.76
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 238.21**	**$ 193.37**	**$ 207.93**	**$ 207.52**	**$ 227.56**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 6.78	$ 7.08	$ 4.42	$ 4.80	$ 6.74
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 19.96**	**$ 20.27**	**$ 17.60**	**$ 17.98**	**$ 19.92**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ 126.33	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ 12.37
985000	IT - FEE FOR SERVICE	$ 7.02	$ 7.02	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 6.00	$ 13.15	$ 10.95	$ 10.96	$ 12.91
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 5.50	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 5.60	$ 0.44	$ 2.19	$ 2.19	$ 2.19
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 4.50	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 8.15	$ 10.96	$ 13.14	$ 10.96	$ 10.95
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 6.73	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 4.67	$ 6.57	$ 1.31	$ 1.31	$ 1.31
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 2.67	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ 10.96	$ 10.95	$ 13.15	$ 10.95
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ 0.88	$ 4.38	$ 4.38	$ 4.38
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ 0.88	$ 0.88	$ 0.88	$ 1.12

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AMP #		2221	3001	3001	3001	3001
Project No.		0014	0022	0023	0024	0025
Family/Elderly		Elderly	Family	Family	Family	Family
Scattered Site?		No	Yes	Yes	Yes	Yes
Units		250	54	89	95	22
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 223.12	$ 96.79	$ 96.77	$ 96.79	$ 96.78
TOTAL - OPERATING EXPENDITURES		**$ 835.46**	**$ 532.59**	**$ 539.34**	**$ 540.33**	**$ 550.06**
NET PROFIT OR (LOSS)		**$ 21.70**	**$ 52.79**	**$ (66.51)**	**$ (48.82)**	**$ 1.34**

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 227.00	$ 355.00	$ 300.00	$ 350.00	$ 544.00
702999	REVENUE - VACANCY LOSS	$ 2.27	$ 3.57	$ 6.00	$ 7.00	$ 5.44
703000	REVENUE - DWELLING RENTAL	$ 224.73	$ 351.43	$ 294.00	$ 343.00	$ 538.56
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 2.78	$ 6.94	$ 1.54	$ 0.51	$ -
704002	REVENUE - LATE CHARGES	$ 5.56	$ 8.33	$ 4.63	$ 1.53	$ -
704003	REVENUE - COURT COSTS	$ 3.22	$ 9.67	$ 2.15	$ 0.89	$ 7.14
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ 1.54	$ 0.51	$ 8.33
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 384.45	$ 522.29	$ 522.30	$ 522.30	$ 522.30
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 17.62	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 55.02	$ 78.35	$ 78.35	$ 78.34	$ 78.33
706000	REVENUE - OPERATING SUBSIDY	$ 311.81	$ 443.94	$ 443.95	$ 443.95	$ 443.96
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ 2.04	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 548.10**	**$ 820.32**	**$ 747.81**	**$ 792.44**	**$ 998.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 39.53	$ 41.53	$ 55.38	$ 48.92	$ 35.60
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 0.80	$ 0.56	$ 1.23	$ 1.02	$ 2.38
913000	MANAGEMENT FEE	$ 64.46	$ 64.46	$ 64.46	$ 64.46	$ 55.25
913001	BOOKKEEPING FEE	$ 7.50	$ 7.50	$ 7.50	$ 7.50	$ 6.44
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 8.57
914000	ADVERTISING & MARKETING	$ -	$ -	$ 1.54	$ 0.51	$ -
914001	STAFF TRAINING	$ 2.78	$ 3.47	$ 1.54	$ 4.09	$ 2.98
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 15.81	$ 14.15	$ 18.88	$ 16.68	$ 12.13
916000	OFFICE EXPENSES	$ 1.39	$ 1.74	$ 2.31	$ 2.04	$ 1.49
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 15.65	$ 15.65	$ 3.09	$ 1.02	$ 15.65
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.63	$ 1.32	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.14	$ 0.53	$ 0.69	$ 0.61	$ -
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 0.11	$ -	$ -	$ -	$ -
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 0.10	$ 0.13	$ 0.17	$ 0.15	$ 0.11
919011	SUNDRY - TELEPHONE	$ 0.60	$ 0.94	$ 1.25	$ 1.10	$ 0.81
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.22	$ 0.28	$ 0.37	$ 0.33	$ 0.24
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 1.39	$ 3.09	$ 1.64	$ 1.19
919019	SUNDRY - PRINTING	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ 14.29
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1.00	$ 1.25	$ 1.67	$ 1.47	$ 1.07
TOTAL - ADMINISTRATION		**$ 162.76**	**$ 166.24**	**$ 176.15**	**$ 164.22**	**$ 160.86**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 2.25	$ 1.94	$ 2.05	$ 1.98	$ 1.96
TOTAL - TENANT SERVICES		**$ 2.25**	**$ 1.94**	**$ 2.05**	**$ 1.98**	**$ 1.96**
UTILITIES						
931000	WATER	$ 24.36	$ 57.50	$ 40.73	$ 62.30	$ 35.71
932000	ELECTRICITY	$ 6.53	$ 78.46	$ 8.72	$ 2.56	$ 11.90
933000	GAS	$ 1.94	$ 35.83	$ 3.98	$ 4.40	$ 11.90
938000	OTHER UTILITY COSTS - SEWER	$ 10.44	$ 22.50	$ 4.63	$ 26.58	$ 11.90
TOTAL - UTILITIES		**$ 43.26**	**$ 194.29**	**$ 58.06**	**$ 95.84**	**$ 71.43**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 59.04	$ 75.71	$ 100.95	$ 89.18	$ 64.89
941001	MAINTENANCE - SALARIES OVERTIME	$ 1.11	$ 1.39	$ 1.85	$ 1.64	$ 1.19
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 4.52	$ 27.78	$ 9.26	$ 7.67	$ -
942002	MATERIALS - JANITORIAL	$ 4.15	$ 2.78	$ 1.54	$ 1.02	$ 2.38
942003	MATERIALS - ELECTRICAL	$ 0.57	$ 2.78	$ 1.54	$ 1.02	$ 23.81
942004	MATERIALS - PLUMBING	$ 3.30	$ 2.78	$ 1.54	$ 2.04	$ 4.76
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 4.17	$ 0.31	$ 1.02	$ -
942006	MATERIALS - RANGES	$ 5.22	$ 4.86	$ 3.24	$ 4.60	$ 5.95
942007	MATERIALS - REFRIGERATORS	$ 8.83	$ 6.25	$ 4.17	$ 5.11	$ 5.95

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
942008	MATERIALS - FURNACES & AC/PARTS	$ 5.91	$ 6.94	$ 13.33	$ 2.56	$ 13.10
942009	MATERIALS - FIRE PREVENTION	$ 0.46	$ 1.39	$ 1.37	$ 1.53	$ 2.38
942010	MATERIALS - UNIFORMS	$ 1.00	$ 1.25	$ 4.44	$ 1.47	$ 1.07
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ 3.09	$ 1.02	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ 7.78	$ 7.81	$ 4.75	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ 46.30	$ 41.67	$ 46.30	$ 20.71	$ 13.10
943002	CONTRACT COSTS - SNOW REMOVAL	$ 18.96	$ 6.94	$ -	$ 10.50	$ 35.71
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 13.89	$ 6.94	$ 10.80	$ 6.65	$ 47.62
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ 16.67	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ 1.39	$ 6.17	$ 1.02	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ 1.39	$ 15.43	$ 1.02	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 23.87	$ 41.67	$ 8.05	$ 7.01	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 0.92	$ 0.92	$ 77.16	$ 46.91	$ -
943011	CONTRACT COSTS - UNIFORMS	$ 0.39	$ 0.60	$ -	$ 0.70	$ 0.51
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 2.50	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 23.61	$ 30.29	$ 45.68	$ 35.67	$ 25.96
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 224.55**	**$ 294.32**	**$ 364.05**	**$ 254.85**	**$ 248.39**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.83	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 6.74	$ 10.54	$ 8.82	$ 10.29	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 19.92**	**$ 23.72**	**$ 22.00**	**$ 24.12**	**$ 13.18**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.46	$ 5.47	$ 5.47	$ 5.47	$ 5.46
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.38	$ 12.37	$ 12.37	$ 12.37
985000	IT - FEE FOR SERVICE	$ 7.02	$ 7.01	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 13.15	$ 9.10	$ 2.15	$ 19.79	$ 8.11
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ 6.94	$ 4.63	$ 2.56	$ 5.95
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 2.19	$ 6.94	$ 4.63	$ 2.56	$ 5.95
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 6.94	$ 3.09	$ 1.02	$ 5.95
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 13.15	$ -	$ 7.72	$ 2.56	$ 5.95
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ 13.89	$ 7.72	$ 2.56	$ 5.95
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 0.44	$ -	$ 6.17	$ 1.28	$ 5.95
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 4.63	$ 1.28	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ 12.27	$ -	$ -	$ 5.11	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ 3.09	$ 5.11	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 2.19	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 0.44	$ -	$ -	$ -	$ -

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AMP #		3001	3002	3002	3002	3002
Project No.		0026	0027	0028	0029	0094
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		9	6	27	163	7
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 96.79	$ 96.79	$ 96.79	$ 96.79	$ 96.79
TOTAL - OPERATING EXPENDITURES		**$ 549.52**	**$ 777.31**	**$ 719.09**	**$ 637.79**	**$ 592.61**
NET PROFIT OR (LOSS)		**$ (1.42)**	**$ 43.01**	**$ 28.72**	**$ 154.65**	**$ 405.39**

Newark Housing Authority Site Budget (PUM)
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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 193.00	$ 173.00	$ 299.00	$ 344.00	$ 209.00
702999	REVENUE - VACANCY LOSS	$ 5.77	$ 5.19	$ 32.89	$ 6.88	$ 4.18
703000	REVENUE - DWELLING RENTAL	$ 187.23	$ 167.81	$ 266.11	$ 337.12	$ 204.82
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 6.21	$ 6.08	$ 5.00	$ 13.26	$ 2.50
704002	REVENUE - LATE CHARGES	$ 2.39	$ 2.34	$ 2.48	$ 2.73	$ 2.48
704003	REVENUE - COURT COSTS	$ 0.71	$ 2.17	$ 2.50	$ 1.14	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 509.05	$ 509.05	$ 509.05	$ 509.04	$ 509.05
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 76.36	$ 76.36	$ 76.36	$ 76.36	$ 76.36
706000	REVENUE - OPERATING SUBSIDY	$ 432.69	$ 432.69	$ 432.69	$ 432.67	$ 432.69
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 629.23**	**$ 611.09**	**$ 708.78**	**$ 786.92**	**$ 642.49**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 38.48	$ 37.68	$ 39.79	$ 43.84	$ 39.79
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 3.99	$ 2.60	$ 1.67	$ 4.55	$ 1.67
913000	MANAGEMENT FEE	$ 64.46	$ 64.46	$ 57.37	$ 64.46	$ 64.46
913001	BOOKKEEPING FEE	$ 7.50	$ 7.50	$ 6.68	$ 7.50	$ 7.50
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
914000	ADVERTISING & MARKETING	$ 0.77	$ 0.61	$ 0.38	$ 0.36	$ 0.38
914001	STAFF TRAINING	$ 6.12	$ 5.99	$ 6.33	$ 6.97	$ 6.33
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 15.39	$ 15.07	$ 15.91	$ 17.54	$ 15.91
916000	OFFICE EXPENSES	$ 3.40	$ 3.33	$ 3.52	$ 3.88	$ 3.52
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 15.65	$ 8.68	$ 5.83	$ -	$ 15.65
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.53	$ 0.29	$ 0.55	$ 0.61	$ 0.55
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 0.29	$ -	$ 0.14	$ -	$ 0.14
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 0.10	$ 0.09	$ 0.10	$ 0.11	$ 0.10
919011	SUNDRY - TELEPHONE	$ -	$ 0.56	$ 0.45	$ 0.49	$ 0.45
919012	SUNDRY - COLLECTION FEES	$ -	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.21	$ -	$ 0.22	$ -	$ 0.22
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 0.29	$ -	$ 0.45	$ 0.24	$ 0.45
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 1.33	$ 1.30	$ 1.38	$ 1.52	$ 1.38
919019	SUNDRY - PRINTING	$ 0.93	$ 0.91	$ 0.96	$ 1.06	$ 0.96
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 0.96	$ 0.94	$ 0.99	$ 1.09	$ 0.99
TOTAL - ADMINISTRATION		**$ 172.14**	**$ 162.01**	**$ 154.70**	**$ 166.21**	**$ 172.43**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 1.93	$ 1.89	$ 2.02	$ 2.27	$ 2.17
TOTAL - TENANT SERVICES		**$ 1.93**	**$ 1.89**	**$ 2.02**	**$ 2.27**	**$ 2.17**
UTILITIES						
931000	WATER	$ 80.02	$ 94.13	$ 87.11	$ 33.74	$ 41.95
932000	ELECTRICITY	$ 0.70	$ 0.70	$ 4.73	$ -	$ 0.75
933000	GAS	$ -	$ -	$ 0.28	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ 27.74	$ 28.03	$ 34.55	$ 14.36	$ 0.64
TOTAL - UTILITIES		**$ 108.46**	**$ 122.87**	**$ 126.67**	**$ 48.11**	**$ 43.34**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 85.26	$ 83.49	$ 88.17	$ 97.15	$ 88.17
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ 5.21	$ 2.50	$ 1.89	$ 3.33
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 21.28	$ 20.83	$ 8.33	$ 30.65	$ 8.33
942002	MATERIALS - JANITORIAL	$ 0.71	$ 0.69	$ 2.02	$ 1.89	$ 1.06
942003	MATERIALS - ELECTRICAL	$ 12.41	$ 2.60	$ 3.75	$ 5.59	$ 2.50
942004	MATERIALS - PLUMBING	$ 10.64	$ 3.47	$ 2.92	$ 5.30	$ 1.00
942005	MATERIALS - VEHICLE EXPENSE	$ 2.26	$ 2.21	$ 2.34	$ 2.58	$ 2.34
942006	MATERIALS - RANGES	$ 5.21	$ 5.10	$ 4.90	$ 7.42	$ 4.90
942007	MATERIALS - REFRIGERATORS	$ 7.23	$ 7.08	$ 6.80	$ 10.30	$ 6.80

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
942008	MATERIALS - FURNACES & AC/PARTS	$ 8.87	$ 2.60	$ 2.08	$ 1.52	$ 1.25
942009	MATERIALS - FIRE PREVENTION	$ 5.14	$ 5.14	$ 5.14	$ 5.14	$ 2.41
942010	MATERIALS - UNIFORMS	$ 1.07	$ 1.05	$ 1.10	$ 1.21	$ 1.10
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 1.74	$ 0.56	$ 2.77	$ 0.56
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ 7.58	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 7.45	$ 7.29	$ 10.18	$ 11.22	$ 10.18
943001	CONTRACT COSTS - HEATING & COOLING	$ 12.41	$ 17.36	$ 16.67	$ 3.79	$ 8.33
943002	CONTRACT COSTS - SNOW REMOVAL	$ 2.84	$ -	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 8.87	$ 8.68	$ 10.50	$ 7.07	$ 5.16
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ 8.87	$ 2.60	$ 2.50	$ -	$ 1.67
943007	CONTRACT COSTS - PLUMBING	$ 8.87	$ 8.68	$ 4.17	$ -	$ 1.67
943008	CONTRACT COSTS - EXTERMINATION	$ 23.90	$ 24.14	$ 25.39	$ 68.76	$ 22.80
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 0.92	$ -	$ 0.92	$ 0.92	$ 0.92
943011	CONTRACT COSTS - UNIFORMS	$ 0.64	$ 0.63	$ -	$ 0.73	$ 0.66
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ 3.47	$ 1.67	$ -	$ 1.67
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 34.10	$ 33.39	$ 35.27	$ 38.86	$ 35.27
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 268.92**	**$ 247.47**	**$ 237.85**	**$ 312.34**	**$ 212.06**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 5.62	$ 5.03	$ 7.98	$ 10.11	$ 6.15
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 18.80**	**$ 18.22**	**$ 21.16**	**$ 23.30**	**$ 19.33**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 7.81	$ 12.37	$ 12.37	$ 12.37
985000	IT - FEE FOR SERVICE	$ 7.02	$ 3.47	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 4.43	$ 4.34	$ 3.34	$ 1.52	$ 3.34
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 2.66	$ 2.60	$ 2.08	$ 6.06	$ 2.08
986002	C/M FFS - (PL) - PLUMBING OTHER	$ 1.77	$ 1.74	$ 1.04	$ 3.79	$ 1.04
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 3.55	$ 3.47	$ 2.50	$ 1.52	$ 2.50
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 1.77	$ 2.65	$ 2.08	$ 1.52	$ 2.08
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ 1.77	$ 1.74	$ 1.04	$ 1.52	$ 1.04
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 4.43	$ 4.34	$ 3.75	$ 1.52	$ 3.75
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 2.66	$ 2.60	$ 1.67	$ 1.52	$ 1.67
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ 1.77	$ 1.74	$ 1.67	$ 1.14	$ 1.67
986009	C/M FFS - (MA) - MASONRY LABOR	$ 1.77	$ 1.74	$ 2.50	$ 1.52	$ 2.50
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 1.77	$ 1.74	$ 1.67	$ 1.52	$ 1.67
986011	C/M FFS - (MA) - MASONRY OTHER	$ 1.77	$ 1.74	$ 1.00	$ 1.14	$ 1.00
986012	C/M FFS - (PA) - PAINTING LABOR	$ 1.77	$ 1.74	$ 2.50	$ 1.52	$ 2.50
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ 1.77	$ 1.74	$ 2.08	$ 1.52	$ 2.08
986014	C/M FFS - (PA) - PAINTING OTHER	$ 1.77	$ 1.74	$ 1.25	$ 1.52	$ 1.25
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 1.77	$ 1.74	$ 2.83	$ 2.76	$ 2.83
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ 1.61	$ 1.57	$ 2.00	$ 2.76	$ 2.00
986029	C/M FFS - (RF) - ROOFING OTHER	$ 0.89	$ 0.87	$ 2.00	$ 2.00	$ 2.00
986030	C/M FFS - (WD) - WELDING LABOR	$ 1.60	$ 1.57	$ 2.00	$ 2.00	$ 2.00

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AMP #		3003	3003	3003	3003	3003
Project No.		0030	0031	0032	0041	0033
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		47	48	100	11	100
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 1.60	$ 1.57	$ 2.00	$ 2.76	$ 2.00
986032	C/M FFS - (WD) - WELDING OTHER	$ 0.89	$ 0.87	$ 2.83	$ 2.76	$ 2.83
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 96.79	$ 88.68	$ 96.79	$ 96.80	$ 96.79
TOTAL - OPERATING EXPENDITURES		**$ 667.04**	**$ 641.15**	**$ 639.20**	**$ 649.02**	**$ 546.11**
NET PROFIT OR (LOSS)		**$ (37.81)**	**$ (30.06)**	**$ 69.58**	**$ 137.90**	**$ 96.37**

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 332.26	$ 277.00	$ 238.00	$ 276.00	$ 325.00
702999	REVENUE - VACANCY LOSS	$ 29.90	$ 19.39	$ 83.30	$ 8.28	$ 9.75
703000	REVENUE - DWELLING RENTAL	$ 302.35	$ 257.61	$ 154.70	$ 267.72	$ 315.25
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ 2.42	$ 3.10	$ 3.38
704001	REVENUE - MAINTENANCE CHARGES	$ 4.70	$ 3.09	$ 4.41	$ 4.43	$ 4.43
704002	REVENUE - LATE CHARGES	$ 1.35	$ 1.20	$ 1.96	$ 1.97	$ 1.97
704003	REVENUE - COURT COSTS	$ 1.94	$ 1.99	$ 1.31	$ 1.31	$ 1.31
704004	REVENUE - MISCELLANEOUS	$ 0.05	$ 0.05	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 547.42	$ 547.42	$ 404.72	$ 404.72	$ 404.72
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ 2.94	$ 2.94	$ 2.94
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 82.11	$ 82.11	$ 60.29	$ 60.27	$ 60.27
706000	REVENUE - OPERATING SUBSIDY	$ 465.31	$ 465.31	$ 341.49	$ 341.51	$ 341.51
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ 11.03	$ 2.08	$ 2.00

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 775.70**	**$ 729.25**	**$ 517.33**	**$ 622.13**	**$ 669.86**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 47.88	$ 47.77	$ 49.49	$ 46.87	$ 47.57
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 1.60	$ 2.17	$ 1.23	$ 2.46	$ 1.30
913000	MANAGEMENT FEE	$ 61.98	$ 60.16	$ 41.71	$ 63.82	$ 64.46
913001	BOOKKEEPING FEE	$ 7.21	$ 7.00	$ 4.85	$ 7.43	$ 7.50
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
914000	ADVERTISING & MARKETING	$ 1.22	$ 1.21	$ -	$ 1.64	$ 1.64
914001	STAFF TRAINING	$ 3.21	$ 3.33	$ 3.43	$ 3.25	$ 3.30
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 19.15	$ 19.11	$ 19.79	$ 18.75	$ 19.03
916000	OFFICE EXPENSES	$ 1.83	$ 1.67	$ 1.07	$ 2.79	$ 2.88
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 5.61	$ 5.56	$ 15.65	$ 5.32	$ 15.65
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 4.20	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 2.00	$ 1.73	$ 0.51	$ 0.49	$ 0.49
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 0.33	$ 0.33	$ 0.05	$ 0.13	$ 0.13
919006	SUNDRY - BANK FEES	$ 0.11	$ 0.43	$ 0.43	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 0.99	$ 0.98	$ 0.02	$ 0.16	$ 0.16
919009	SUNDRY - INTERNET ACCESS	$ 0.12	$ 0.12	$ 0.13	$ 0.12	$ 0.12
919011	SUNDRY - TELEPHONE	$ 0.89	$ 0.89	$ 0.93	$ 0.88	$ 0.89
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ -	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.26	$ 0.26	$ 0.27	$ 0.26	$ 0.26
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 0.33	$ 0.32	$ 1.31	$ 1.31
919019	SUNDRY - PRINTING	$ 0.99	$ 0.98	$ 0.98	$ 2.56	$ 0.69
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1.18	$ 1.18	$ 1.24	$ 1.17	$ 1.19
TOTAL - ADMINISTRATION		**$ 168.12**	**$ 166.52**	**$ 153.66**	**$ 174.28**	**$ 180.58**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 2.10	$ 2.06	$ 1.55	$ 2.20	$ 2.24
TOTAL - TENANT SERVICES		**$ 2.10**	**$ 2.06**	**$ 1.55**	**$ 2.20**	**$ 2.24**
UTILITIES						
931000	WATER	$ 87.10	$ 86.24	$ 72.55	$ 28.42	$ 22.46
932000	ELECTRICITY	$ 7.21	$ 2.78	$ 1.92	$ 8.33	$ 9.08
933000	GAS	$ 4.01	$ 2.78	$ 1.96	$ 5.00	$ 8.38
938000	OTHER UTILITY COSTS - SEWER	$ 28.53	$ 11.47	$ 61.81	$ 6.28	$ 0.59
TOTAL - UTILITIES		**$ 126.85**	**$ 103.27**	**$ 138.24**	**$ 48.03**	**$ 40.51**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 90.07	$ 89.86	$ 80.07	$ 75.84	$ 76.98
941001	MAINTENANCE - SALARIES OVERTIME	$ 4.01	$ 4.00	$ 3.43	$ 3.25	$ 3.30
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 7.18	$ 7.16	$ 13.20	$ 12.50	$ 12.69
942002	MATERIALS - JANITORIAL	$ 3.29	$ 3.28	$ 7.48	$ 7.08	$ 4.34
942003	MATERIALS - ELECTRICAL	$ 0.99	$ 0.98	$ 15.84	$ 15.00	$ 3.47
942004	MATERIALS - PLUMBING	$ 3.29	$ 3.28	$ 13.20	$ 12.50	$ 12.69
942005	MATERIALS - VEHICLE EXPENSE	$ 0.80	$ 0.80	$ 1.03	$ 0.98	$ 0.99
942006	MATERIALS - RANGES	$ 3.40	$ 3.53	$ 3.86	$ 2.98	$ 2.82
942007	MATERIALS - REFRIGERATORS	$ 4.59	$ 4.77	$ 4.23	$ 4.35	$ 4.12

Newark Housing Authority Site Budget (PUM)
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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
942008	MATERIALS - FURNACES & AC/PARTS	$ 8.01	$ 7.99	$ 7.35	$ 5.83	$ 4.34
942009	MATERIALS - FIRE PREVENTION	$ 1.80	$ 1.67	$ 0.98	$ -	$ 0.87
942010	MATERIALS - UNIFORMS	$ 1.18	$ 1.18	$ 1.24	$ 1.17	$ 1.19
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 1.07	$ 1.07	$ 6.13	$ -	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 3.31	$ 4.73	$ 4.41	$ 4.43	$ 4.43
943001	CONTRACT COSTS - HEATING & COOLING	$ 16.03	$ 15.99	$ 8.80	$ 8.33	$ 13.02
943002	CONTRACT COSTS - SNOW REMOVAL	$ 8.21	$ 8.19	$ 7.92	$ 7.50	$ 7.61
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 9.62	$ 10.32	$ 14.71	$ 25.00	$ 26.04
943005	CONTRACT COSTS - UNIT TURNAROUND	$ 8.01	$ 7.99	$ -	$ 8.33	$ 6.94
943006	CONTRACT COSTS - ELECTRICAL	$ 4.01	$ 3.89	$ 6.13	$ 12.50	$ 6.94
943007	CONTRACT COSTS - PLUMBING	$ 4.01	$ 3.89	$ 12.25	$ -	$ 21.70
943008	CONTRACT COSTS - EXTERMINATION	$ 27.60	$ 27.53	$ 49.63	$ 22.78	$ 23.96
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 16.03	$ 16.91	$ 0.92	$ 0.92	$ 0.92
943011	CONTRACT COSTS - UNIFORMS	$ 2.85	$ 0.56	$ 0.59	$ 0.56	$ 0.57
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ 4.57	$ 3.17	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 3.55	$ 3.54	$ -	$ -	$ 3.56
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 36.03	$ 35.94	$ 32.03	$ 30.34	$ 30.79
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 273.46**	**$ 272.22**	**$ 295.42**	**$ 262.17**	**$ 274.28**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly Scattered Site? Units		Family Yes 104	Family Yes 150	Family Yes 34	Family Yes 100	Family Yes 96
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 9.07	$ 7.73	$ 4.64	$ 8.03	$ 9.46
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 22.25**	**$ 20.91**	**$ 17.82**	**$ 21.21**	**$ 22.64**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly Scattered Site? Units		Family Yes 104	Family Yes 150	Family Yes 34	Family Yes 100	Family Yes 96
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ 12.37
985000	IT - FEE FOR SERVICE	$ 7.02	$ 7.02	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 10.42	$ 38.89	$ 26.96	$ 6.25	$ 6.08
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ 1.60	$ 4.93	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 0.80	$ -	$ 2.15	$ 5.42	$ 5.64
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ 0.54	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 12.42	$ -	$ 6.13	$ 2.15	$ 2.15
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ 1.60	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ 6.13	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 0.56	$ -	$ -	$ 2.08	$ 2.17
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ 0.24	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ 8.01	$ -	$ -	$ 6.25	$ 6.51
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ 0.87	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ 2.45	$ 4.17	$ 5.64
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ 1.68	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ 1.20	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ 2.00	$ -	$ -	$ 10.00	$ 5.21
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ 0.96	$ -	$ -	$ 7.50	$ 10.42
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ 0.66	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		3004	3004	3006	3006	3006
Project No.		0034	0035	0037	0038	0039
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		104	150	34	100	96
986031	C/M FFS - (WD) - WELDING MATERIAL	$ 0.24	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 96.79	$ 96.79	$ 96.79	$ 96.79	$ 96.79
TOTAL - OPERATING EXPENDITURES		**$ 689.57**	**$ 661.76**	**$ 703.48**	**$ 604.68**	**$ 617.03**
NET PROFIT OR (LOSS)		**$ 86.13**	**$ 67.48**	**$ (186.15)**	**$ 17.45**	**$ 52.82**

Newark Housing Authority Site Budget (PUM)
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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly Scattered Site? Units		Family Yes 13	Family Yes 11	Family Yes 49	Family Yes 83	Family Yes 14
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ 389.15	$ 284.00	$ 246.41	$ 376.52	$ 168.14
702999	REVENUE - VACANCY LOSS	$ -	$ 51.36	$ 7.39	$ 11.16	$ 3.36
703000	REVENUE - DWELLING RENTAL	$ 389.15	$ 232.64	$ 239.02	$ 365.36	$ 164.78
704000	REVENUE - EXCESS UTILITIES	$ 3.90	$ 2.31	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ 4.49	$ 11.93	$ 1.90	$ 1.93	$ 1.88
704002	REVENUE - LATE CHARGES	$ 3.21	$ 4.36	$ 6.63	$ 9.34	$ 7.14
704003	REVENUE - COURT COSTS	$ 3.21	$ 2.08	$ 6.86	$ 5.78	$ 13.71
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 404.72	$ 404.72	$ 545.49	$ 545.49	$ 545.49
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 2.94	$ 2.94	$ 2.78	$ 2.78	$ 2.77
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 60.27	$ 60.18	$ 81.41	$ 81.41	$ 81.42
706000	REVENUE - OPERATING SUBSIDY	$ 341.51	$ 341.60	$ 461.30	$ 461.30	$ 461.30
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly Scattered Site? Units		Family Yes 13	Family Yes 11	Family Yes 49	Family Yes 83	Family Yes 14
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 745.46**	**$ 594.92**	**$ 715.71**	**$ 843.71**	**$ 648.81**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 46.22	$ 43.70	$ 55.47	$ 56.29	$ 54.61
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 2.46	$ 2.46	$ 2.72	$ 2.76	$ 2.68
913000	MANAGEMENT FEE	$ 64.46	$ 52.74	$ 64.46	$ 64.46	$ 64.46
913001	BOOKKEEPING FEE	$ 7.50	$ 6.14	$ 7.50	$ 7.50	$ 7.50
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
914000	ADVERTISING & MARKETING	$ 1.63	$ 1.89	$ 0.38	$ 0.37	$ 0.45
914001	STAFF TRAINING	$ 3.21	$ 3.03	$ 5.44	$ 5.52	$ 2.68
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 18.49	$ 17.48	$ 22.19	$ 22.52	$ 21.85
916000	OFFICE EXPENSES	$ 2.56	$ -	$ 1.37	$ 2.76	$ 2.29
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 15.65	$ 15.65	$ 15.65	$ 15.65	$ 15.65
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 1.36	$ 1.32
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.48	$ 0.45	$ 0.82	$ 0.83	$ 0.80
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 2.08	$ -	$ 0.33	$ 0.33	$ 0.32
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ 0.43
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ 0.86	$ -	$ -	$ -
919009	SUNDRY - INTERNET ACCESS	$ 0.12	$ 0.11	$ 1.96	$ 0.20	$ 0.19
919011	SUNDRY - TELEPHONE	$ 0.87	$ 0.82	$ 1.18	$ 1.19	$ 1.15
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly Scattered Site? Units		Family Yes 13	Family Yes 11	Family Yes 49	Family Yes 83	Family Yes 14
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.26	$ 0.24	$ 0.44	$ 0.44	$ 0.43
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ -	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ 1.63	$ 1.66	$ 0.60
919019	SUNDRY - PRINTING	$ 0.67	$ 0.76	$ 1.09	$ 1.10	$ 0.60
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1.15	$ 1.09	$ 1.96	$ 1.99	$ 1.93
TOTAL - ADMINISTRATION		**$ 179.81**	**$ 159.42**	**$ 196.58**	**$ 197.60**	**$ 190.17**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 2.28	$ 1.89	$ 2.24	$ 1.92	$ 2.11
TOTAL - TENANT SERVICES		**$ 2.28**	**$ 1.89**	**$ 2.24**	**$ 1.92**	**$ 2.11**
UTILITIES						
931000	WATER	$ 36.92	$ 42.12	$ 27.08	$ 34.40	$ 93.92
932000	ELECTRICITY	$ 7.00	$ 7.23	$ 10.20	$ 7.03	$ 14.26
933000	GAS	$ 35.51	$ 36.55	$ 13.61	$ 10.04	$ 23.81
938000	OTHER UTILITY COSTS - SEWER	$ 0.64	$ 6.50	$ 0.79	$ 14.64	$ 93.56
TOTAL - UTILITIES		**$ 80.06**	**$ 92.41**	**$ 51.68**	**$ 66.11**	**$ 225.55**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 74.79	$ 70.71	$ 124.31	$ 126.14	$ 122.38
941001	MAINTENANCE - SALARIES OVERTIME	$ 3.21	$ 3.03	$ 2.72	$ 3.87	$ 2.68
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ 9.86	$ 24.61	$ 9.09	$ 29.79	$ 7.18
942002	MATERIALS - JANITORIAL	$ 6.95	$ 7.58	$ 2.72	$ 2.76	$ 2.68
942003	MATERIALS - ELECTRICAL	$ 14.79	$ 27.89	$ 6.48	$ 5.43	$ 3.00
942004	MATERIALS - PLUMBING	$ 12.38	$ 31.17	$ 7.55	$ 5.02	$ 1.88
942005	MATERIALS - VEHICLE EXPENSE	$ 0.96	$ 5.90	$ 0.85	$ 1.00	$ 0.80
942006	MATERIALS - RANGES	$ 3.21	$ 27.08	$ 4.56	$ 5.57	$ 11.01
942007	MATERIALS - REFRIGERATORS	$ 3.85	$ 39.58	$ 5.70	$ 6.75	$ 13.33

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly Scattered Site? Units		Family Yes 13	Family Yes 11	Family Yes 49	Family Yes 83	Family Yes 14
942008	MATERIALS - FURNACES & AC/PARTS	$ 19.23	$ 41.67	$ -	$ 1.34	$ -
942009	MATERIALS - FIRE PREVENTION	$ 0.96	$ -	$ 5.09	$ 1.51	$ 5.01
942010	MATERIALS - UNIFORMS	$ 1.15	$ 1.33	$ 1.96	$ 1.33	$ 1.29
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ 0.96	$ 1.00	$ 5.35
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ 0.85	$ 0.86	$ 0.83
942013	MATERIALS - FREIGHT	$ -	$ -	$ 2.04	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ 13.45	$ 4.49	$ 4.56	$ 7.63
943001	CONTRACT COSTS - HEATING & COOLING	$ 6.57	$ 41.67	$ 18.61	$ 18.89	$ 18.32
943002	CONTRACT COSTS - SNOW REMOVAL	$ 7.40	$ 18.94	$ -	$ 10.04	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 78.28	$ 45.45	$ 10.42	$ 10.58	$ 10.26
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ 75.76	$ -	$ 3.01	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ 30.30	$ -	$ 3.01	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ 101.28	$ 82.77	$ 11.72	$ 26.30	$ 86.39
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 0.92	$ 0.92	$ 1.00	$ 0.92
943011	CONTRACT COSTS - UNIFORMS	$ 0.55	$ 0.52	$ 0.86	$ 0.97	$ 0.85
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ 1.00	$ -
943014	CONTRACT COSTS - VEHICLES	$ 3.46	$ 3.27	$ 5.88	$ 5.96	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 29.92	$ 28.29	$ 49.73	$ 51.43	$ 48.95
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 378.81**	**$ 621.88**	**$ 277.49**	**$ 329.13**	**$ 350.73**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.18
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ 6.98	$ 7.17	$ 10.96	$ 4.94
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 13.18**	**$ 20.16**	**$ 20.35**	**$ 24.14**	**$ 18.12**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.77	$ 12.67	$ 12.61	$ 12.61
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.47	$ 5.46
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.54	$ 15.50	$ 15.50
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ 12.37
985000	IT - FEE FOR SERVICE	$ 7.02	$ 7.02	$ 7.02	$ 7.02	$ 7.02
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 6.41	$ 13.52	$ 5.95	$ 6.53	$ 5.95
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ 4.93	$ 4.22	$ 4.76
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ 0.68	$ 1.51	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ 5.36	$ -	$ 7.48	$ 7.23	$ 6.55
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ 6.40	$ 5.82	$ 4.17
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ 0.34	$ 1.20	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ 16.03	$ 15.15	$ 4.59	$ 2.81	$ 4.76
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ 3.91	$ 2.21	$ 3.57
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ 0.80	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ 16.03	$ 15.15	$ 2.21	$ 1.81	$ 1.79
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 1.87	$ 1.51	$ 1.56
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ 0.52	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ 2.89	$ 3.71	$ 7.14
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ 2.55	$ 3.11	$ 3.57
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ 0.83	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		3006	3006	3007	3007	3007
Project No.		0051	0052	0040	0041	0042
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		13	11	49	83	14
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 96.79	$ 96.95	$ 96.89	$ 96.79	$ 96.78
TOTAL - OPERATING EXPENDITURES		**$ 750.92**	**$ 992.70**	**$ 645.23**	**$ 715.68**	**$ 883.46**
NET PROFIT OR (LOSS)		**$ (5.47)**	**$ (397.79)**	**$ 70.48**	**$ 128.03**	**$ (234.65)**

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AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ 316.00	$ 243.00	$ 293.00	$ 181.46
702999	REVENUE - VACANCY LOSS	$ -	$ 6.32	$ 7.71	$ 8.79	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ 309.68	$ 235.29	$ 284.21	$ 181.46
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ 1.94	$ 0.22	$ 0.56	$ -
704002	REVENUE - LATE CHARGES	$ -	$ 1.39	$ 1.40	$ 1.92	$ 0.08
704003	REVENUE - COURT COSTS	$ -	$ 16.00	$ 1.22	$ 2.12	$ 0.05
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ 545.44	$ 461.17	$ 421.70	$ 358.99
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ 2.78	$ -	$ -	$ 4.95
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ 81.36	$ 69.18	$ 63.25	$ 53.10
706000	REVENUE - OPERATING SUBSIDY	$ -	$ 461.31	$ 392.00	$ 358.44	$ 300.93
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ 124.57
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -

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AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 790.32**	**$ 630.12**	**$ 647.25**	**$ 607.08**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ -	$ 56.63	$ 58.72	$ 50.39	$ 41.16
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ -	$ 2.78	$ 0.87	$ 0.56	$ -
913000	MANAGEMENT FEE	$ -	$ 64.46	$ 64.46	$ 64.46	$ 63.20
913001	BOOKKEEPING FEE	$ -	$ 7.50	$ 7.50	$ 7.50	$ 7.35
913002	ASSET MANAGEMENT FEE	$ -	$ 10.00	$ 10.00	$ 10.00	$ 9.80
914000	ADVERTISING & MARKETING	$ -	$ 0.53	$ 0.58	$ 0.37	$ -
914001	STAFF TRAINING	$ -	$ 5.56	$ 1.75	$ 2.78	$ 4.08
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ -	$ 22.65	$ 23.49	$ 20.16	$ 16.46
916000	OFFICE EXPENSES	$ -	$ 2.78	$ 1.17	$ 3.06	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ 15.50	$ 15.65	$ 2.22	$ 15.34
917100	AUDIT FEES	$ -	$ 1.32	$ 1.32	$ 1.32	$ 1.29
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ -	$ 0.83	$ 0.87	$ 0.69	$ 4.08
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 0.33	$ -	$ 0.06	$ -
919006	SUNDRY - BANK FEES	$ -	$ 0.43	$ 0.43	$ 0.43	$ 0.42
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ 0.14	$ -
919009	SUNDRY - INTERNET ACCESS	$ -	$ 0.19	$ 0.21	$ 0.10	$ 0.15
919011	SUNDRY - TELEPHONE	$ -	$ 1.19	$ 1.57	$ 0.90	$ 0.88
919012	SUNDRY - COLLECTION FEES	$ -	$ 0.25	$ 0.25	$ 0.25	$ 0.25
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly Scattered Site? Units		Family Yes 88	Family Yes 6	Family Yes 143	Family Yes 300	Family Yes 51
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ -	$ 0.44	$ 0.47	$ 0.22	$ 0.33
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ -	$ -	$ 0.33	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ 1.75	$ 1.39	$ -
919019	SUNDRY - PRINTING	$ -	$ 0.96	$ 0.67	$ 0.69	$ 0.65
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ -	$ 2.00	$ 2.10	$ 1.00	$ 1.82
TOTAL - ADMINISTRATION		**$ -**	**$ 196.33**	**$ 193.82**	**$ 169.02**	**$ 167.28**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ -	$ 2.42	$ 2.39	$ 2.24	$ 2.29
TOTAL - TENANT SERVICES		**$ -**	**$ 2.42**	**$ 2.39**	**$ 2.24**	**$ 2.29**
UTILITIES						
931000	WATER	$ -	$ 18.68	$ 23.31	$ 76.13	$ 14.71
932000	ELECTRICITY	$ -	$ 14.26	$ 3.50	$ 1.94	$ 6.54
933000	GAS	$ -	$ 27.78	$ 5.83	$ 2.78	$ 6.54
938000	OTHER UTILITY COSTS - SEWER	$ -	$ 0.79	$ 1.65	$ 28.01	$ 1.63
TOTAL - UTILITIES		**$ -**	**$ 61.51**	**$ 34.28**	**$ 108.86**	**$ 29.41**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ 126.90	$ 120.46	$ 59.77	$ 77.03
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ 2.78	$ 0.87	$ 1.94	$ -
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
942001	MATERIALS - STRUCTURES	$ -	$ 20.83	$ 4.08	$ 7.22	$ -
942002	MATERIALS - JANITORIAL	$ -	$ 2.78	$ 2.04	$ 2.50	$ -
942003	MATERIALS - ELECTRICAL	$ -	$ 2.01	$ 2.04	$ 2.50	$ -
942004	MATERIALS - PLUMBING	$ -	$ 9.67	$ 5.83	$ 2.78	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 9.33	$ 0.41	$ 0.42	$ -
942006	MATERIALS - RANGES	$ -	$ 5.14	$ 1.46	$ 1.17	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ 6.22	$ 1.46	$ 4.15	$ -

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AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly Scattered Site? Units		Family Yes 88	Family Yes 6	Family Yes 143	Family Yes 300	Family Yes 51
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ 6.88	$ 1.01	$ 2.78	$ -
942009	MATERIALS - FIRE PREVENTION	$ -	$ 4.17	$ 0.70	$ 0.42	$ -
942010	MATERIALS - UNIFORMS	$ -	$ 1.33	$ 1.40	$ 1.00	$ 0.98
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 0.97	$ 0.36	$ 0.56	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ 0.86	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ 7.92	$ 0.87	$ 5.00	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ 19.00	$ 11.86	$ 8.89	$ 8.17
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ 4.66	$ 5.56	$ 8.17
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ 33.54	$ 7.36	$ 10.50	$ 4.90
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ 1.75	$ 1.39	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ 1.75	$ 2.78	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 7.28	$ 33.48	$ 20.99	$ 8.17
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 1.39	$ 0.93	$ 0.92	$ 0.90
943011	CONTRACT COSTS - UNIFORMS	$ -	$ 0.86	$ 0.82	$ 0.60	$ 0.56
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ 0.58	$ 1.34	$ -
943014	CONTRACT COSTS - VEHICLES	$ -	$ 6.00	$ 6.29	$ 5.22	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ 50.76	$ 48.19	$ 23.69	$ 30.81
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ -**	**$ 326.63**	**$ 260.66**	**$ 174.07**	**$ 139.69**
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly Scattered Site? Units		Family Yes 88	Family Yes 6	Family Yes 143	Family Yes 300	Family Yes 51
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ -	$ 13.14	$ 13.21	$ 13.18	$ 12.92
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ 44.75	$ 7.06	$ 8.53	$ 5.49
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ -**	**$ 57.89**	**$ 20.27**	**$ 21.71**	**$ 18.42**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ 12.61	$ 12.61	$ 12.61	$ 12.36
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ 5.47	$ 5.47	$ 5.47	$ 5.47
982000	T/S - SALARIES FRONTLINE	$ -	$ 16.11	$ 15.50	$ 15.50	$ 15.20
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ 124.57
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
984000	LEGAL FEE FOR SERVICE	$ -	$ 12.38	$ 12.37	$ 12.37	$ 12.13
985000	IT - FEE FOR SERVICE	$ -	$ 7.01	$ 7.02	$ 7.02	$ 6.88
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ 9.72	$ 2.91	$ 43.61	$ 9.80
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ 6.32	$ 5.83	$ 0.21	$ 5.38
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ 8.17
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ 8.33	$ -	$ -	$ 8.17
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ 6.25	$ 2.91	$ -	$ 6.54
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ 4.90
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ 4.17	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ 3.13	$ 4.08	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 1.17	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ 3.47	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ 2.43	$ 10.49	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ 2.91	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ 1.17	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ 2.91	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3007	3007	3009	3010	3011
Project No.		0043	0044	0045	0046	0047
Family/Elderly		Family	Family	Family	Family	Family
Scattered Site?		Yes	Yes	Yes	Yes	Yes
Units		88	6	143	300	51
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ 0.58	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ 5.24	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ 1.17	$ -	$ -
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ 2.33	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ 97.40	$ 96.67	$ 96.79	$ 219.56
TOTAL - OPERATING EXPENDITURES		**$ -**	**$ 742.18**	**$ 608.10**	**$ 572.68**	**$ 576.65**
NET PROFIT OR (LOSS)		**$ -**	**$ 48.14**	**$ 22.02**	**$ 74.56**	**$ 30.43**

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
REVENUE								
702998	REVENUE - GROSS POTENTIAL RENT	$ 164.02	$ 166.00	$ 232.00	$ 263.28	$ 229.14	$ -	$ 13,824.65
702999	REVENUE - VACANCY LOSS	$ 1.64	$ 4.98	$ 4.64	$ 52.66	$ 22.91	$ -	$ 974.46
703000	REVENUE - DWELLING RENTAL	$ 162.38	$ 161.02	$ 227.36	$ 210.62	$ 206.23	$ -	$ 12,850.19
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ 21.30
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ 2.60	$ 8.33	$ 2.78	$ -	$ 157.89
704002	REVENUE - LATE CHARGES	$ 0.13	$ 0.08	$ 3.13	$ 3.33	$ 6.00	$ -	$ 154.64
704003	REVENUE - COURT COSTS	$ 0.35	$ 0.43	$ 1.51	$ 5.80	$ 1.93	$ -	$ 139.45
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ 1.29	$ 1.14	$ 1.19	$ -	$ 281.86
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ 366.17	$ 366.17	$ 559.95	$ 559.94	$ 559.94	$ -	$ 27,335.53
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ 5.05	$ 5.05	$ 13.41	$ 13.42	$ 13.41	$ -	$ 567.65
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ 54.17	$ 54.17	$ 81.98	$ 81.98	$ 81.98	$ -	$ 4,003.50
706000	REVENUE - OPERATING SUBSIDY	$ 306.95	$ 306.95	$ 464.55	$ 464.55	$ 464.55	$ -	$ 22,764.38
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ 127.06	$ 127.06	$ -	$ -	$ -	$ -	$ 1,626.68
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -	$ -	$ 52.09

Newark Housing Authority Site Budget (PUM)
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AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 596.86**	**$ 595.54**	**$ 700.44**	**$ 693.78**	**$ 682.67**	**$ -**	**$ 38,048.47**
EXPENDITURES								
ADMINISTRATION								
911000	SALARIES - ADMINISTRATIVE	$ 43.38	$ 42.47	$ 55.05	$ 54.21	$ 54.21	$ -	$ 2,389.54
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 1.29	$ 1.26	$ 3.95	$ 0.89	$ 0.89	$ -	$ 88.96
913000	MANAGEMENT FEE	$ 63.39	$ 60.76	$ 64.46	$ 64.46	$ 49.85	$ -	$ 3,280.40
913001	BOOKKEEPING FEE	$ 7.50	$ 7.50	$ 7.50	$ 7.50	$ 7.50	$ -	$ 451.45
913002	ASSET MANAGEMENT FEE	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ -	$ 537.20
914000	ADVERTISING & MARKETING	$ -	$ 0.84	$ 0.38	$ 0.47	$ 0.40	$ -	$ 39.10
914001	STAFF TRAINING	$ 4.31	$ 4.21	$ 4.51	$ 4.44	$ 4.44	$ -	$ 191.18
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 17.35	$ 16.99	$ 30.20	$ 29.74	$ 29.74	$ -	$ 961.82
916000	OFFICE EXPENSES	$ 1.72	$ 1.69	$ 1.81	$ 1.78	$ 1.78	$ -	$ 124.62
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ 11.11	$ 14.37	$ 4.34	$ 11.11	$ 7.78	$ -	$ 559.36
917100	AUDIT FEES	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ -	$ 74.33
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.65	$ 0.63	$ 0.31	$ 0.38	$ 0.20	$ -	$ 30.89
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 0.19	$ 0.23	$ 0.22	$ 0.22	$ -	$ 7.50
919006	SUNDRY - BANK FEES	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ 0.43	$ -	$ 22.53
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ 8.64
919009	SUNDRY - INTERNET ACCESS	$ 0.16	$ 0.15	$ 0.16	$ 0.16	$ 0.16	$ -	$ 11.87
919011	SUNDRY - TELEPHONE	$ 0.93	$ 0.91	$ 1.22	$ 1.20	$ 1.20	$ -	$ 45.54
919012	SUNDRY - COLLECTION FEES	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ -	$ 12.97
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
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AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.34	$ 0.34	$ 0.36	$ 0.36	$ 0.36	$ -	$ 17.65
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 1.34	$ -	$ -	$ -	$ -	$ 10.26
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 0.19	$ 2.26	$ 2.22	$ 2.22	$ -	$ 50.53
919019	SUNDRY - PRINTING	$ 0.67	$ 0.66	$ 0.96	$ 0.67	$ 0.67	$ -	$ 46.00
919020	SUNDRY - OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 19.61
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1.55	$ 1.52	$ 1.63	$ 1.60	$ 1.60	$ -	$ 63.22
TOTAL - ADMINISTRATION		**$ 166.35**	**$ 168.02**	**$ 191.33**	**$ 193.41**	**$ 175.21**	**$ -**	**$ 170.14**
TENANT SERVICES								
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ 2.31	$ 2.22	$ 2.25	$ 2.35	$ 1.88	$ -	$ 118.67
TOTAL - TENANT SERVICES		**$ 2.31**	**$ 2.22**	**$ 2.25**	**$ 2.35**	**$ 1.88**	**$ -**	**$ 118.67**
UTILITIES								
931000	WATER	$ 33.80	$ 34.37	$ 69.40	$ 35.16	$ 28.08	$ -	$ 2,497.31
932000	ELECTRICITY	$ 6.94	$ 9.58	$ 6.94	$ 8.39	$ 7.78	$ -	$ 1,488.50
933000	GAS	$ 6.94	$ 9.58	$ 8.68	$ 13.33	$ 11.11	$ -	$ 1,543.23
938000	OTHER UTILITY COSTS - SEWER	$ 1.39	$ 0.96	$ 47.96	$ 8.33	$ 12.04	$ -	$ 980.67
TOTAL - UTILITIES		**$ 49.08**	**$ 54.49**	**$ 132.98**	**$ 65.22**	**$ 59.01**	**$ -**	**$ 6,509.71**
ORDINARY MAINTENANCE & OPERATIONS								
941000	MAINTENANCE - SALARIES	$ 81.19	$ 79.47	$ 89.90	$ 88.52	$ 88.52	$ -	$ 4,811.79
941001	MAINTENANCE - SALARIES OVERTIME	$ 2.15	$ 2.11	$ 1.81	$ 1.78	$ 1.78	$ -	$ 205.15
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -	$ -	$ 7.81
942001	MATERIALS - STRUCTURES	$ 4.31	$ 4.21	$ 5.41	$ 8.24	$ 4.66	$ -	$ 674.53
942002	MATERIALS - JANITORIAL	$ 1.29	$ 1.26	$ 1.35	$ 1.33	$ 1.33	$ -	$ 164.78
942003	MATERIALS - ELECTRICAL	$ 2.58	$ 2.53	$ 2.60	$ 2.79	$ 2.44	$ -	$ 265.10
942004	MATERIALS - PLUMBING	$ 1.72	$ 1.69	$ 6.61	$ 3.69	$ 3.38	$ -	$ 336.61
942005	MATERIALS - VEHICLE EXPENSE	$ 0.43	$ 0.42	$ 0.99	$ -	$ 0.11	$ -	$ 56.52
942006	MATERIALS - RANGES	$ 1.67	$ 2.39	$ 2.41	$ 5.56	$ 8.70	$ -	$ 240.67
942007	MATERIALS - REFRIGERATORS	$ 1.67	$ 2.39	$ 4.03	$ 5.56	$ 15.05	$ -	$ 325.98

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AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ 1.15	$ 3.47	$ 3.75	$ 4.44	$ -	$ 322.33
942009	MATERIALS - FIRE PREVENTION	$ -	$ 0.65	$ 1.30	$ 1.39	$ 1.11	$ -	$ 89.70
942010	MATERIALS - UNIFORMS	$ 1.03	$ 1.01	$ 1.63	$ 1.60	$ 1.60	$ -	$ 64.38
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ 0.43	$ -	$ -	$ -	$ 42.33
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ 18.06
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -	$ -	$ 2.04
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ 3.88	$ 3.79	$ 10.84	$ 5.56	$ 6.35	$ -	$ 379.46
943001	CONTRACT COSTS - HEATING & COOLING	$ 14.37	$ 14.37	$ 17.36	$ 38.45	$ 16.67	$ -	$ 792.86
943002	CONTRACT COSTS - SNOW REMOVAL	$ 6.94	$ 14.77	$ 4.34	$ 22.22	$ 5.56	$ -	$ 372.02
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -	$ -	$ 91.22
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ 9.72	$ 10.50	$ 10.50	$ 44.44	$ 10.50	$ -	$ 708.66
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -	$ -	$ 140.30
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ 0.78	$ 8.33	$ 2.22	$ -	$ 222.02
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ 4.34	$ 8.33	$ 8.31	$ -	$ 248.58
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 19.16	$ 20.16	$ 27.94	$ 29.50	$ -	$ 1,225.67
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 0.92	$ -	$ 26.04	$ 0.92	$ 50.00	$ -	$ 285.11
943011	CONTRACT COSTS - UNIFORMS	$ 0.59	$ 0.68	$ 0.62	$ 0.61	$ 0.61	$ -	$ 37.21
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ 1.74	$ 5.56	$ 0.56	$ -	$ 49.32
943014	CONTRACT COSTS - VEHICLES	$ -	$ -	$ -	$ -	$ -	$ -	$ 59.54
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 32.48	$ 31.79	$ 35.96	$ 35.41	$ 35.41	$ -	$ 1,866.01
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 166.93**	**$ 194.35**	**$ 254.64**	**$ 321.98**	**$ 298.82**	**$ -**	**$ 14,105.75**
PROTECTIVE SERVICES								
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE								
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly Scattered Site? Units		Family Yes 60	Family Yes 87	Family Yes 96	Family Yes 15	Family Yes 75	Family Yes 56	7960
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ 13.18	$ -	$ 710.56
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ 4.87	$ 4.83	$ 6.82	$ 6.32	$ 6.19	$ -	$ 391.53
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 18.05**	**$ 18.01**	**$ 20.00**	**$ 19.49**	**$ 19.37**	**$ -**	**$ 1,102.08**
RENT EXPENSE								
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE								
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -	$ 6.90
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.80
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8.69**
FRONTLINE & FEE FOR SERVICE EXPENSE								
981000	ADMIN - SALARIES FRONTLINE	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ 12.61	$ -	$ 679.43
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 5.47	$ 5.47	$ 5.47	$ 5.46	$ 5.47	$ -	$ 294.51
982000	T/S - SALARIES FRONTLINE	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ 15.50	$ -	$ 835.54
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ 127.06	$ 127.06	$ -	$ -	$ -	$ -	$ 1,626.68
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ 570.57
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Newark Housing Authority Site Budget (PUM)
April 1, 2008 - March 31, 2009

AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
984000	LEGAL FEE FOR SERVICE	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ 12.37	$ -	$ 655.45
985000	IT - FEE FOR SERVICE	$ 7.02	$ 7.02	$ 7.02	$ 7.02	$ 7.02	$ -	$ 374.81
986000	C/M FFS - (PL) - PLUMBING LABOR	$ 43.82	$ 43.82	$ 10.85	$ 8.33	$ 6.67	$ -	$ 599.49
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ 0.56	$ -	$ 107.79
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ 0.87	$ -	$ -	$ -	$ 22.75
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ 1.30	$ -	$ 1.67	$ -	$ 187.31
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ 0.42	$ -	$ 0.56	$ -	$ 73.64
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 15.28
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ 4.34	$ 9.38	$ 6.67	$ -	$ 310.84
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ 0.87	$ -	$ 1.67	$ -	$ 87.32
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 16.49
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ 4.34	$ 5.56	$ 1.11	$ -	$ 161.83
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ 1.30	$ -	$ -	$ -	$ 36.92
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ 0.87	$ -	$ -	$ -	$ 9.29
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ 4.34	$ 5.56	$ 2.78	$ -	$ 177.30
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 48.98
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ 9.19
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 74.21
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 12.72
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.01
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 19.43
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 3.76
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 44.23
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 21.67
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ 4.34	$ 6.67	$ 8.80	$ -	$ 71.64
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ 2.17	$ -	$ 1.11	$ -	$ 36.79
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ 1.30	$ -	$ 2.78	$ -	$ 11.83
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ 4.34	$ 5.56	$ 7.22	$ -	$ 59.82

Newark Housing Authority Site Budget (PUM)
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AMP #		3011	3011	3012	3012	3012	3012	Total
Project No.		0048	0049	0050	0051	0052	0053	Total
Family/Elderly		Family	Family	Family	Family	Family	Family	
Scattered Site?		Yes	Yes	Yes	Yes	Yes	Yes	
Units		60	87	96	15	75	56	7960
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ 2.17	$ -	$ 2.22	$ -	$ 17.73
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ 2.78	$ -	$ -	$ 12.95
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 27.81
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 6.38
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 2.10
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2.01
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.68
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2.33
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.26
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 0.42
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 223.84	$ 223.84	$ 96.79	$ 96.79	$ 96.77	$ -	$ 7,333.19
TOTAL - OPERATING EXPENDITURES		$ 626.55	$ 660.93	$ 697.99	$ 699.24	$ 651.05	$ -	$ 29,348.23
NET PROFIT OR (LOSS)		$ (29.69)	$ (65.39)	$ 2.46	$ (5.46)	$ 31.63	$ -	$ 8,700.24

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		1100	1502	3001	4220	4233
		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ 292,176.00	$ -	$ 120,000.00	$ 150,000.00
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ 1,163,827.00	$ 669,617.00	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		1100	1502	3001	4220	4233
		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 292,176.00**	**$ 1,163,827.00**	**$ 789,617.00**	**$ 150,000.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 482,789.00	$ 936,711.00	$ 941,499.00	$ 661,125.00	$ 141,086.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 1,000.00	$ -	$ -	$ 7,560.00	$ -
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ 2,500.00	$ 10,000.00	$ 200.00	$ -	$ -
914001	STAFF TRAINING	$ 11,758.00	$ 20,000.00	$ 5,000.00	$ 13,500.00	$ -
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 193,116.00	$ 280,284.00	$ 350,600.00	$ 264,450.00	$ 56,434.00
916000	OFFICE EXPENSES	$ 10,680.00	$ 25,000.00	$ 14,000.00	$ 3,000.00	$ -
916002	RECRUITMENT & RELOCATION	$ -	$ 30,000.00	$ -	$ -	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ 25,000.00	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ 80,000.00	$ -	$ -	$ -
917100	AUDIT FEES	$ 1,920.00	$ 1,920.00	$ 1,920.00	$ 1,920.00	$ -
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 14,762.00	$ 2,500.00	$ 5,000.00	$ 2,000.00	$ -
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ 16,211.00	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ 10,000.00	$ 10,000.00	$ 500.00	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 2,489.00	$ 750.00	$ 33,100.00	$ -	$ -
919006	SUNDRY - BANK FEES	$ -	$ -	$ -	$ -	$ -
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 18,585.00	$ 3,000.00	$ 1,500.00	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		1100	1502	3001	4220	4233
		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
919009	SUNDRY - INTERNET ACCESS	$ -	$ -	$ -	$ 360.00	$ -
919011	SUNDRY - TELEPHONE	$ 5,012.00	$ 2,500.00	$ 1,920.00	$ 7,560.00	$ -
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ 177.00	$ -	$ 180.00	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 450.00	$ 6,000.00	$ 500.00	$ 193,639.00	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 5,000.00	$ -	$ -	$ 53,264.00	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 5,000.00	$ -	$ -	$ -	$ -
919019	SUNDRY - PRINTING	$ 6,834.00	$ 25,000.00	$ 1,000.00	$ 1,000.00	$ -
919020	SUNDRY - OTHER	$ 75,000.00	$ -	$ 65,000.00	$ 24,000.00	$ 102,480.00
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ 210,000.00	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 2,009.00	$ 350,000.00	$ -	$ -	$ -
TOTAL - ADMINISTRATION		**$ 865,292.00**	**$ 1,783,665.00**	**$ 1,656,919.00**	**$ 1,233,378.00**	**$ 300,000.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
UTILITIES						
931000	WATER	$ -	$ -	$ -	$ -	$ -
932000	ELECTRICITY	$ -	$ -	$ -	$ -	$ -
933000	GAS	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ -	$ -	$ -
TOTAL - UTILITIES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ -	$ -	$ -	$ -
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
942000	MATERIALS - MISCELLANEOUS	$ 5,000.00	$ -	$ -	$ 1,500.00	$ -

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
942001	MATERIALS - STRUCTURES	$ -	$ -	$ -	$ -	$ -
942002	MATERIALS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
942003	MATERIALS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
942004	MATERIALS - PLUMBING	$ -	$ -	$ -	$ -	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ 9,094.00	$ -	$ -	$ 15,600.00	$ -
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ -	$ -	$ 7,500.00	$ -
942009	MATERIALS - FIRE PREVENTION	$ -	$ -	$ -	$ -	$ -
942010	MATERIALS - UNIFORMS	$ -	$ -	$ -	$ -	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ -	$ -	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ 500.00	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ -	$ -	$ -	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ -	$ -	$ -	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 11,000.00	$ -	$ 3,800.00	$ -	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -	$ -	$ -	$ -	$ -
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 13,200.00	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 38,294.00**	**$ -**	**$ 3,800.00**	**$ 25,100.00**	**$ -**

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 5,000.00	$ 19,137.00	$ 300,000.00	$ 1,500.00	$ -
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ 7,500.00	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 5,000.00**	**$ 19,137.00**	**$ 300,000.00**	**$ 9,000.00**	**$ -**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		$ 908,586.00	$ 1,802,802.00	$ 1,960,719.00	$ 1,267,478.00	$ 300,000.00
NET PROFIT OR (LOSS)		$ (908,586.00)	$ (1,510,626.00)	$ (796,892.00)	$ (477,861.00)	$ (150,000.00)

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		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ 75,000.00	$ -	$ -	$ 1,047,045.00
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -

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712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 75,000.00**	**$ -**	**$ -**	**$ 1,047,045.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ -	$ 982,730.00	$ -	$ 496,317.00	$ 546,655.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ -	$ -	$ -	$ -	$ -
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ -	$ 2,671.00	$ -	$ 300.00	$ 5,000.00
914001	STAFF TRAINING	$ -	$ 15,000.00	$ -	$ 5,000.00	$ 6,500.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ -	$ 393,093.00	$ -	$ 198,527.00	$ 218,662.00
916000	OFFICE EXPENSES	$ -	$ 30,030.00	$ -	$ 6,680.00	$ 15,020.00
916002	RECRUITMENT & RELOCATION	$ -	$ -	$ -	$ -	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ 50,000.00	$ -	$ -	$ -
917100	AUDIT FEES	$ -	$ 1,920.00	$ -	$ 1,920.00	$ 1,920.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ -	$ 10,000.00	$ -	$ 5,000.00	$ 13,500.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ 1,000.00	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 500.00	$ -	$ -	$ 2,200.00
919006	SUNDRY - BANK FEES	$ -	$ 500.00	$ -	$ -	$ -
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ 500.00	$ -	$ -	$ -

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		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
919009	SUNDRY - INTERNET ACCESS	$ -	$ 360.00	$ -	$ 360.00	$ -
919011	SUNDRY - TELEPHONE	$ -	$ 2,500.00	$ -	$ 2,760.00	$ -
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ -	$ 300.00	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ -	$ 1,000.00	$ -	$ 500.00	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 5,000.00	$ -	$ 2,000.00	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ -	$ -	$ -
919019	SUNDRY - PRINTING	$ -	$ 2,250.00	$ -	$ 3,000.00	$ 4,000.00
919020	SUNDRY - OTHER	$ -	$ 200,000.00	$ 9,698.00	$ 9,500.00	$ 195,203.00
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 100,000.00	$ 225,000.00	$ -	$ 107,000.00	$ 19,248.00
TOTAL - ADMINISTRATION		**$ 100,000.00**	**$ 1,924,354.00**	**$ 9,698.00**	**$ 838,864.00**	**$ 1,027,908.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
UTILITIES						
931000	WATER	$ -	$ -	$ 2,261.00	$ -	$ -
932000	ELECTRICITY	$ -	$ -	$ 17,920.00	$ -	$ -
933000	GAS	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ 2,089.00	$ -	$ -
TOTAL - UTILITIES		**$ -**	**$ -**	**$ 22,270.00**	**$ -**	**$ -**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ -	$ 32,799.00	$ -	$ -
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
942001	MATERIALS - STRUCTURES	$ -	$ -	$ -	$ -	$ -
942002	MATERIALS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
942003	MATERIALS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
942004	MATERIALS - PLUMBING	$ -	$ -	$ -	$ -	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 2,000.00	$ -	$ 2,000.00	$ -
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ -	$ -	$ -	$ -
942009	MATERIALS - FIRE PREVENTION	$ -	$ -	$ -	$ -	$ -
942010	MATERIALS - UNIFORMS	$ -	$ -	$ -	$ -	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ -	$ -	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ -	$ -	$ -	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 500.00	$ -	$ -	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ -	$ -	$ 500.00	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -	$ 2,000.00	$ -	$ -	$ -
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ -	$ 16,000.00	$ -	$ 13,500.00	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ -	$ 13,120.00	$ -	$ -
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ -**	**$ 20,500.00**	**$ 45,919.00**	**$ 16,000.00**	**$ -**

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ 21,200.00	$ -	$ 15,500.00	$ -
961040	INSURANCE - ALL OTHER	$ -	$ 19,137.00	$ -	$ 19,137.00	$ 19,137.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ -**	**$ 40,337.00**	**$ -**	**$ 34,637.00**	**$ 19,137.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -

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DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		$ 100,000.00	$ 1,985,191.00	$ 77,887.00	$ 889,501.00	$ 1,047,045.00
NET PROFIT OR (LOSS)		$ (100,000.00)	$ (1,910,191.00)	$ (77,887.00)	$ (889,501.00)	$ -

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DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ 1,300,000.00	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ 1,481,188.00	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ 1,000,000.00
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -

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DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 1,300,000.00**	**$ 1,481,188.00**	**$ -**	**$ 1,000,000.00**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 641,330.00	$ 653,890.00	$ 480,369.00	$ 608,142.00	$ 39,696.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ -	$ -	$ -	$ -	$ 1,500.00
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ 3,000.00	$ 4,000.00	$ 500.00	$ -	$ -
914001	STAFF TRAINING	$ 10,000.00	$ 4,000.00	$ 20,000.00	$ 19,000.00	$ 15,000.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 256,550.00	$ 261,556.00	$ 192,148.00	$ 243,257.00	$ 15,878.00
916000	OFFICE EXPENSES	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00
916002	RECRUITMENT & RELOCATION	$ -	$ -	$ -	$ -	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ 100,000.00	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ -	$ -	$ -	$ -
917100	AUDIT FEES	$ 1,920.00	$ -	$ 1,920.00	$ 1,920.00	$ 1,920.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 8,000.00	$ 6,000.00	$ 8,000.00	$ 4,000.00	$ 2,500.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ 800.00	$ 100.00	$ -	$ -	$ 200.00
919005	SUNDRY - PUBLICATIONS	$ 700.00	$ 500.00	$ 1,500.00	$ 2,000.00	$ 10,000.00
919006	SUNDRY - BANK FEES	$ -	$ -	$ -	$ -	$ -
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 500.00	$ 300.00	$ 1,046.00	$ 500.00	$ 10,000.00

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
919009	SUNDRY - INTERNET ACCESS	$ -	$ 900.00	$ -	$ -	$ -
919011	SUNDRY - TELEPHONE	$ 7,000.00	$ 4,600.00	$ 3,000.00	$ 9,000.00	$ 10,000.00
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ -	$ 200.00	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 9,600.00	$ 600.00	$ -	$ -	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 10,000.00	$ -	$ 1,400.00	$ 1,400.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 40,000.00	$ -	$ -	$ -
919019	SUNDRY - PRINTING	$ 25,000.00	$ 1,000.00	$ 5,000.00	$ 10,000.00	$ -
919020	SUNDRY - OTHER	$ -	$ 50,000.00	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ -	$ 25,000.00	$ 7,500.00	$ -	$ -
TOTAL - ADMINISTRATION		**$ 969,400.00**	**$ 1,172,646.00**	**$ 730,983.00**	**$ 904,219.00**	**$ 113,094.00**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ 593,386.00	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ 182,738.00	$ -	$ -
924000	T/S - OTHER	$ -	$ -	$ 70,000.00	$ -	$ -
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ 846,124.00**	**$ -**	**$ -**
UTILITIES						
931000	WATER	$ -	$ -	$ -	$ -	$ -
932000	ELECTRICITY	$ -	$ -	$ -	$ -	$ -
933000	GAS	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ -	$ -	$ -
TOTAL - UTILITIES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ 286,219.00	$ -	$ -	$ 831,606.00
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ 50,000.00
942000	MATERIALS - MISCELLANEOUS	$ -	$ 70,000.00	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
942001	MATERIALS - STRUCTURES	$ -	$ 5,200.00	$ -	$ -	$ -
942002	MATERIALS - JANITORIAL	$ 400.00	$ 6,200.00	$ -	$ -	$ 1,000.00
942003	MATERIALS - ELECTRICAL	$ -	$ 18,000.00	$ -	$ -	$ 2,000.00
942004	MATERIALS - PLUMBING	$ -	$ 9,000.00	$ -	$ -	$ 18,000.00
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 2,000.00	$ 48,700.00	$ 11,960.00	$ 25,000.00
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ 5,000.00	$ -	$ -	$ 150,000.00
942009	MATERIALS - FIRE PREVENTION	$ -	$ -	$ -	$ -	$ -
942010	MATERIALS - UNIFORMS	$ -	$ -	$ 6,000.00	$ -	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 9,500.00	$ -	$ -	$ 4,000.00
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ 200.00
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ 5,500.00	$ -	$ -	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ 1,000.00	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ 3,200.00	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ 1,000.00	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ 1,000.00	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 100.00	$ -	$ -	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ 750.00	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 30,000.00	$ -	$ -	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -	$ 1,000.00	$ -	$ -	$ 6,000.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 10,800.00	$ -	$ -	$ 39,600.00	$ 39,000.00
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ 114,488.00	$ -	$ -	$ 332,642.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 11,200.00**	**$ 569,157.00**	**$ 54,700.00**	**$ 51,560.00**	**$ 1,459,448.00**

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 19,137.00	$ -	$ 19,137.00	$ 19,137.00	$ 19,137.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ (169,756.00)	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 19,137.00**	**$ -**	**$ (150,619.00)**	**$ 19,137.00**	**$ 19,137.00**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ 20,000.00	$ -	$ -	$ -
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ 20,000.00**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		$ 999,737.00	$ 1,761,803.00	$ 1,481,188.00	$ 974,916.00	$ 1,591,679.00
NET PROFIT OR (LOSS)		$ (999,737.00)	$ (461,803.00)	$ -	$ (974,916.00)	$ (591,679.00)

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COCC #		4000	4000	4000	4000	4000	
DEPARTMENT #		1100	4337	4338	4339	0000	Total
		Executive 7960	Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
REVENUE							
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -	$ 1,300,000.00
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ 8,738,611.00	$ 8,738,611.00
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ 955,440.00	$ 955,440.00
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ 976,051.00	$ 976,051.00
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ 2,423,205.00	$ -	$ -	$ -	$ 5,588,614.00
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ 2,000,000.00	$ 1,176,528.00	$ -	$ 6,009,972.00
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -	$ -

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DEPARTMENT #		1100	4337	4338	4339	0000	Total
		Executive 7960	Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 2,423,205.00**	**$ 2,000,000.00**	**$ 1,176,528.00**	**$ 10,670,102.00**	**$ 23,568,688.00**
EXPENDITURES							
ADMINISTRATION							
911000	SALARIES - ADMINISTRATIVE	$ 482,789.00	$ 36,306.00	$ 43,775.00	$ 40,359.00	$ -	$ 7,732,779.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 1,000.00	$ -	$ -	$ -	$ -	$ 10,060.00
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ 2,500.00	$ -	$ -	$ -	$ -	$ 28,171.00
914001	STAFF TRAINING	$ 11,758.00	$ 10,000.00	$ 4,890.00	$ 9,700.00	$ -	$ 169,348.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 193,116.00	$ 14,523.00	$ 17,510.00	$ 16,144.00	$ -	$ 2,972,732.00
916000	OFFICE EXPENSES	$ 10,680.00	$ 600.00	$ 3,000.00	$ 1,200.00	$ -	$ 144,210.00
916002	RECRUITMENT & RELOCATION	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -	$ 125,000.00
917001	LEGAL SETTLEMENTS	$ -	$ -	$ -	$ -	$ -	$ 130,000.00
917100	AUDIT FEES	$ 1,920.00	$ 1,920.00	$ 1,920.00	$ 1,920.00	$ -	$ 26,880.00
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 14,762.00	$ 1,500.00	$ -	$ 1,500.00	$ -	$ 84,262.00
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ 16,211.00	$ -	$ -	$ -	$ -	$ 16,211.00
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ 10,000.00	$ -	$ -	$ -	$ -	$ 22,600.00
919005	SUNDRY - PUBLICATIONS	$ 2,489.00	$ 1,000.00	$ -	$ -	$ -	$ 54,739.00
919006	SUNDRY - BANK FEES	$ -	$ -	$ -	$ -	$ -	$ 500.00
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 18,585.00	$ -	$ -	$ -	$ -	$ 35,931.00

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919009	SUNDRY - INTERNET ACCESS	$ -	$ -	$ -	$ -	$ -	$ 1,980.00
919011	SUNDRY - TELEPHONE	$ 5,012.00	$ 551.00	$ 9,000.00	$ 6,240.00	$ -	$ 71,643.00
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ 177.00	$ -	$ -	$ -	$ -	$ 857.00
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 450.00	$ -	$ -	$ -	$ -	$ 212,289.00
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 5,000.00	$ 1,078.00	$ -	$ 1,078.00	$ -	$ 80,220.00
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 5,000.00	$ -	$ -	$ -	$ -	$ 45,000.00
919019	SUNDRY - PRINTING	$ 6,834.00	$ -	$ 6,000.00	$ -	$ -	$ 90,084.00
919020	SUNDRY - OTHER	$ 75,000.00	$ -	$ -	$ 35,000.00	$ -	$ 765,881.00
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -	$ 210,000.00
919023	SUNDRY - ADMIN. CONTRACTS	$ 2,009.00	$ 1,200.00	$ -	$ -	$ -	$ 836,957.00
TOTAL - ADMINISTRATION		**$ 865,292.00**	**$ 68,678.00**	**$ 86,095.00**	**$ 113,141.00**	**$ -**	**$ 13,898,334.00**
TENANT SERVICES							
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -	$ 593,386.00
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -	$ 182,738.00
924000	T/S - OTHER	$ -	$ -	$ -	$ -	$ -	$ 70,000.00
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 846,124.00**
UTILITIES							
931000	WATER	$ -	$ -	$ -	$ -	$ -	$ 2,261.00
932000	ELECTRICITY	$ -	$ -	$ -	$ -	$ -	$ 17,920.00
933000	GAS	$ -	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ -	$ -	$ -	$ 2,089.00
TOTAL - UTILITIES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 22,270.00**
ORDINARY MAINTENANCE & OPERATIONS							
941000	MAINTENANCE - SALARIES	$ -	$ 1,755,280.00	$ 1,566,190.00	$ 899,921.00	$ -	$ 5,372,015.00
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ 2,800.00	$ 17,000.00	$ 20,000.00	$ -	$ 89,800.00
942000	MATERIALS - MISCELLANEOUS	$ 5,000.00	$ -	$ -	$ -	$ -	$ 76,500.00

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942001	MATERIALS - STRUCTURES	$ -	$ -	$ 5,000.00	$ 34,720.00	$ -	$ 44,920.00
942002	MATERIALS - JANITORIAL	$ -	$ 1,200.00	$ 1,500.00	$ 910.00	$ -	$ 11,210.00
942003	MATERIALS - ELECTRICAL	$ -	$ 2,500.00	$ 3,000.00	$ 19,052.00	$ -	$ 44,552.00
942004	MATERIALS - PLUMBING	$ -	$ 2,500.00	$ 40,000.00	$ 13,500.00	$ -	$ 83,000.00
942005	MATERIALS - VEHICLE EXPENSE	$ 9,094.00	$ 2,500.00	$ 13,420.00	$ 22,800.00	$ -	$ 155,074.00
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ -	$ 5,000.00	$ 13,338.00	$ -	$ 180,838.00
942009	MATERIALS - FIRE PREVENTION	$ -	$ -	$ 400.00	$ -	$ -	$ 400.00
942010	MATERIALS - UNIFORMS	$ -	$ 1,200.00	$ -	$ -	$ -	$ 7,200.00
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 2,500.00	$ 7,000.00	$ -	$ -	$ 23,000.00
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ 200.00
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -	$ 500.00
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ -	$ -	$ -	$ -	$ 5,500.00
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -	$ 3,200.00
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ -	$ -	$ -	$ -	$ 600.00
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -	$ 750.00
943010	CONTRACT COSTS - MISC.	$ 11,000.00	$ -	$ -	$ -	$ -	$ 45,300.00
943011	CONTRACT COSTS - UNIFORMS	$ -	$ 7,000.00	$ 5,070.00	$ 4,680.00	$ -	$ 25,750.00
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 13,200.00	$ 19,800.00	$ 28,800.00	$ 38,400.00	$ -	$ 219,100.00
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ 538,110.00	$ 502,558.00	$ 359,968.00	$ -	$ 1,860,886.00
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 38,294.00**	**$ 2,335,390.00**	**$ 2,194,938.00**	**$ 1,427,289.00**	**$ -**	**$ 8,253,295.00**

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PROTECTIVE SERVICES							
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE							
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -	$ 36,700.00
961040	INSURANCE - ALL OTHER	$ 5,000.00	$ 19,137.00	$ 19,137.00	$ 19,137.00	$ -	$ 517,007.00
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -	$ (162,256.00)
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 5,000.00**	**$ 19,137.00**	**$ 19,137.00**	**$ 19,137.00**	**$ -**	**$ 391,451.00**
RENT EXPENSE							
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE							
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -	$ 20,000.00
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -	$ -

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973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 20,000.00**
FRONTLINE & FEE FOR SERVICE EXPENSE							
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -	$ -

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986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -

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986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		$ 908,586.00	$ 2,423,205.00	$ 2,300,170.00	$ 1,559,567.00	$ -	$ 23,431,474.00
NET PROFIT OR (LOSS)		$ (908,586.00)	$ -	$ (300,170.00)	$ (383,039.00)	$ 10,670,102.00	$ 137,214.00

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ 3.06	$ -	$ 1.26	$ 1.57
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ 12.18	$ 7.01	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -

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712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 3.06**	**$ 12.18**	**$ 8.27**	**$ 1.57**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 5.05	$ 9.81	$ 9.86	$ 6.92	$ 1.48
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 0.01	$ -	$ -	$ 0.08	$ -
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ 0.03	$ 0.10	$ 0.00	$ -	$ -
914001	STAFF TRAINING	$ 0.12	$ 0.21	$ 0.05	$ 0.14	$ -
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 2.02	$ 2.93	$ 3.67	$ 2.77	$ 0.59
916000	OFFICE EXPENSES	$ 0.11	$ 0.26	$ 0.15	$ 0.03	$ -
916001	RECRUITMENT & RELOCATION	$ -	$ 0.31	$ -	$ -	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ 0.26	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ 0.84	$ -	$ -	$ -
917100	AUDIT FEES	$ 0.02	$ 0.02	$ 0.02	$ 0.02	$ -
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.15	$ 0.03	$ 0.05	$ 0.02	$ -
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ 0.17	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ 0.10	$ 0.10	$ 0.01	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ 0.03	$ 0.01	$ 0.35	$ -	$ -
919006	SUNDRY - BANK FEES	$ -	$ -	$ -	$ -	$ -
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 0.19	$ 0.03	$ 0.02	$ -	$ -

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
919009	SUNDRY - INTERNET ACCESS	$ -	$ -	$ -	$ 0.00	$ -
919011	SUNDRY - TELEPHONE	$ 0.05	$ 0.03	$ 0.02	$ 0.08	$ -
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ 0.00	$ -	$ 0.00	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.00	$ 0.06	$ 0.01	$ 2.03	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 0.05	$ -	$ -	$ 0.56	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ 0.05	$ -	$ -	$ -	$ -
919019	SUNDRY - PRINTING	$ 0.07	$ 0.26	$ 0.01	$ 0.01	$ -
919020	SUNDRY - OTHER	$ 0.79	$ -	$ 0.68	$ 0.25	$ 1.07
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ 2.20	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 0.02	$ 3.66	$ -	$ -	$ -
TOTAL - ADMINISTRATION		**$ 9.06**	**$ 18.67**	**$ 17.35**	**$ 12.91**	**$ 3.14**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
UTILITIES						
931000	WATER	$ -	$ -	$ -	$ -	$ -
932000	ELECTRICITY	$ -	$ -	$ -	$ -	$ -
933000	GAS	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ -	$ -	$ -
TOTAL - UTILITIES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ -	$ -	$ -	$ -
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
942000	MATERIALS - MISCELLANEOUS	$ 0.05	$ -	$ -	$ 0.02	$ -

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
942001	MATERIALS - STRUCTURES	$ -	$ -	$ -	$ -	$ -
942002	MATERIALS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
942003	MATERIALS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
942004	MATERIALS - PLUMBING	$ -	$ -	$ -	$ -	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ 0.10	$ -	$ -	$ 0.16	$ -
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ -	$ -	$ 0.08	$ -
942009	MATERIALS - FIRE PREVENTION	$ -	$ -	$ -	$ -	$ -
942010	MATERIALS - UNIFORMS	$ -	$ -	$ -	$ -	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ -	$ -	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ 0.01	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ -	$ -	$ -	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ -	$ -	$ -	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ 0.12	$ -	$ 0.04	$ -	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -	$ -	$ -	$ -	$ -
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 0.14	$ -	$ -	$ -	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 0.40**	**$ -**	**$ 0.04**	**$ 0.26**	**$ -**

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		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 0.05	$ 0.20	$ 3.14	$ 0.02	$ -
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ 0.08	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 0.05**	**$ 0.20**	**$ 3.14**	**$ 0.09**	**$ -**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -

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973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -

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986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		1100	1502	3001	4220	4233
		Executive 7960	Human Resources 7960	Legal 7960	Information Technology 7960	Community Relations 7960
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		$ 9.51	$ 18.87	$ 20.53	$ 13.27	$ 3.14
NET PROFIT OR (LOSS)		$ (9.51)	$ (15.81)	$ (8.34)	$ (5.00)	$ (1.57)

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ 0.79	$ -	$ -	$ 10.96
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 0.79**	**$ -**	**$ -**	**$ 10.96**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ -	$ 10.29	$ -	$ 5.20	$ 5.72
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ -	$ -	$ -	$ -	$ -
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ -	$ 0.03	$ -	$ 0.00	$ 0.05
914001	STAFF TRAINING	$ -	$ 0.16	$ -	$ 0.05	$ 0.07
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ -	$ 4.12	$ -	$ 2.08	$ 2.29
916000	OFFICE EXPENSES	$ -	$ 0.31	$ -	$ 0.07	$ 0.16
916001	RECRUITMENT & RELOCATION	$ -	$ -	$ -	$ -	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ 0.52	$ -	$ -	$ -
917100	AUDIT FEES	$ -	$ 0.02	$ -	$ 0.02	$ 0.02
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ -	$ 0.10	$ -	$ 0.05	$ 0.14
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ 0.01	$ -	$ -	$ -
919005	SUNDRY - PUBLICATIONS	$ -	$ 0.01	$ -	$ -	$ 0.02
919006	SUNDRY - BANK FEES	$ -	$ 0.01	$ -	$ -	$ -
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ 0.01	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
919009	SUNDRY - INTERNET ACCESS	$ -	$ 0.00	$ -	$ 0.00	$ -
919011	SUNDRY - TELEPHONE	$ -	$ 0.03	$ -	$ 0.03	$ -
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ -	$ 0.00	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ -	$ 0.01	$ -	$ 0.01	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 0.05	$ -	$ 0.02	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ -	$ -	$ -
919019	SUNDRY - PRINTING	$ -	$ 0.02	$ -	$ 0.03	$ 0.04
919020	SUNDRY - OTHER	$ -	$ 2.09	$ 0.10	$ 0.10	$ 2.04
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 1.05	$ 2.36	$ -	$ 1.12	$ 0.20
TOTAL - ADMINISTRATION		**$ 1.05**	**$ 20.15**	**$ 0.10**	**$ 8.78**	**$ 10.76**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
924000	T/S - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
UTILITIES						
931000	WATER	$ -	$ -	$ 0.02	$ -	$ -
932000	ELECTRICITY	$ -	$ -	$ 0.19	$ -	$ -
933000	GAS	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ 0.02	$ -	$ -
TOTAL - UTILITIES		**$ -**	**$ -**	**$ 0.23**	**$ -**	**$ -**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ -	$ 0.34	$ -	$ -
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
942001	MATERIALS - STRUCTURES	$ -	$ -	$ -	$ -	$ -
942002	MATERIALS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
942003	MATERIALS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
942004	MATERIALS - PLUMBING	$ -	$ -	$ -	$ -	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 0.02	$ -	$ 0.02	$ -
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ -	$ -	$ -	$ -
942009	MATERIALS - FIRE PREVENTION	$ -	$ -	$ -	$ -	$ -
942010	MATERIALS - UNIFORMS	$ -	$ -	$ -	$ -	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ -	$ -	$ -	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ -
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ -	$ -	$ -	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 0.01	$ -	$ -	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ -	$ -	$ 0.01	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -	$ 0.02	$ -	$ -	$ -
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ -	$ 0.17	$ -	$ 0.14	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ -	$ 0.14	$ -	$ -
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ -**	**$ 0.21**	**$ 0.48**	**$ 0.17**	**$ -**

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ 0.22	$ -	$ 0.16	$ -
961040	INSURANCE - ALL OTHER	$ -	$ 0.20	$ -	$ 0.20	$ 0.20
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ -**	**$ 0.42**	**$ -**	**$ 0.36**	**$ 0.20**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ -
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4234	4235	4236	4237	4295
		Quality Control 7960	Finance, Budgeting 7960	Warehouse 7960	Contracting Procurement 7960	Occupancy 7960
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		$ 1.05	$ 20.78	$ 0.82	$ 9.31	$ 10.96
NET PROFIT OR (LOSS)		$ (1.05)	$ (20.00)	$ (0.82)	$ (9.31)	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ 13.61	$ -	$ -	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -	$ -	$ 15.51	$ -	$ -
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ -	$ -	$ -	$ 10.47
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ -**	**$ 13.61**	**$ 15.51**	**$ -**	**$ 10.47**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 6.71	$ 6.85	$ 5.03	$ 6.37	$ 0.42
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ -	$ -	$ -	$ -	$ 0.02
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ 0.03	$ 0.04	$ 0.01	$ -	$ -
914001	STAFF TRAINING	$ 0.10	$ 0.04	$ 0.21	$ 0.20	$ 0.16
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 2.69	$ 2.74	$ 2.01	$ 2.55	$ 0.17
916000	OFFICE EXPENSES	$ 0.05	$ 0.10	$ 0.10	$ 0.05	$ 0.05
916001	RECRUITMENT & RELOCATION	$ -	$ -	$ -	$ -	$ -
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ 1.05	$ -	$ -	$ -
917001	LEGAL SETTLEMENTS	$ -	$ -	$ -	$ -	$ -
917100	AUDIT FEES	$ 0.02	$ -	$ 0.02	$ 0.02	$ 0.02
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.08	$ 0.06	$ 0.08	$ 0.04	$ 0.03
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ 0.01	$ 0.00	$ -	$ -	$ 0.00
919005	SUNDRY - PUBLICATIONS	$ 0.01	$ 0.01	$ 0.02	$ 0.02	$ 0.10
919006	SUNDRY - BANK FEES	$ -	$ -	$ -	$ -	$ -
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 0.01	$ 0.00	$ 0.01	$ 0.01	$ 0.10

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
919009	SUNDRY - INTERNET ACCESS	$ -	$ 0.01	$ -	$ -	$ -
919011	SUNDRY - TELEPHONE	$ 0.07	$ 0.05	$ 0.03	$ 0.09	$ 0.10
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ -	$ 0.00	$ -	$ -	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ 0.10	$ 0.01	$ -	$ -	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -	$ 0.10	$ -	$ 0.01	$ 0.01
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ 0.42	$ -	$ -	$ -
919019	SUNDRY - PRINTING	$ 0.26	$ 0.01	$ 0.05	$ 0.10	$ -
919020	SUNDRY - OTHER	$ -	$ 0.52	$ -	$ -	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ -	$ 0.26	$ 0.08	$ -	$ -
TOTAL - ADMINISTRATION		**$ 10.15**	**$ 12.28**	**$ 7.65**	**$ 9.47**	**$ 1.18**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ 6.21	$ -	$ -
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ 1.91	$ -	$ -
924000	T/S - OTHER	$ -	$ -	$ 0.73	$ -	$ -
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ 8.86**	**$ -**	**$ -**
UTILITIES						
931000	WATER	$ -	$ -	$ -	$ -	$ -
932000	ELECTRICITY	$ -	$ -	$ -	$ -	$ -
933000	GAS	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ -	$ -	$ -
TOTAL - UTILITIES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ -	$ 3.00	$ -	$ -	$ 8.71
941001	MAINTENANCE - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ 0.52
942000	MATERIALS - MISCELLANEOUS	$ -	$ 0.73	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
942001	MATERIALS - STRUCTURES	$ -	$ 0.05	$ -	$ -	$ -
942002	MATERIALS - JANITORIAL	$ 0.00	$ 0.06	$ -	$ -	$ 0.01
942003	MATERIALS - ELECTRICAL	$ -	$ 0.19	$ -	$ -	$ 0.02
942004	MATERIALS - PLUMBING	$ -	$ 0.09	$ -	$ -	$ 0.19
942005	MATERIALS - VEHICLE EXPENSE	$ -	$ 0.02	$ 0.51	$ 0.13	$ 0.26
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ 0.05	$ -	$ -	$ 1.57
942009	MATERIALS - FIRE PREVENTION	$ -	$ -	$ -	$ -	$ -
942010	MATERIALS - UNIFORMS	$ -	$ -	$ 0.06	$ -	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -	$ 0.10	$ -	$ -	$ 0.04
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ 0.00
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ 0.06	$ -	$ -	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ 0.01	$ -	$ -	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ 0.03	$ -	$ -	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ 0.01	$ -	$ -	$ -
943007	CONTRACT COSTS - PLUMBING	$ -	$ 0.01	$ -	$ -	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ 0.00	$ -	$ -	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -	$ 0.01	$ -	$ -	$ -
943010	CONTRACT COSTS - MISC.	$ -	$ 0.31	$ -	$ -	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -	$ 0.01	$ -	$ -	$ 0.06
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 0.11	$ -	$ -	$ 0.41	$ 0.41
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -	$ 1.20	$ -	$ -	$ 3.48
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 0.12**	**$ 5.96**	**$ 0.57**	**$ 0.54**	**$ 15.28**

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ -
961040	INSURANCE - ALL OTHER	$ 0.20	$ -	$ 0.20	$ 0.20	$ 0.20
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ (1.78)	$ -	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 0.20**	**$ -**	**$ (1.58)**	**$ 0.20**	**$ 0.20**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ 0.21	$ -	$ -	$ -
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ 0.21**	**$ -**	**$ -**	**$ -**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	4000
DEPARTMENT #		4297	4298	4299	4300	4301
		Operations Management 7960	Asset Dev. 7960	Resident Services 7960	Asset Management 7960	Boiler Operations 7960
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		**$ 10.47**	**$ 18.44**	**$ 15.51**	**$ 10.21**	**$ 16.66**
NET PROFIT OR (LOSS)		**$ (10.47)**	**$ (4.83)**	**$ -**	**$ (10.21)**	**$ (6.19)**

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
REVENUE						
702998	REVENUE - GROSS POTENTIAL RENT	$ -	$ -	$ -	$ -	$ -
702999	REVENUE - VACANCY LOSS	$ -	$ -	$ -	$ -	$ -
703000	REVENUE - DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
704000	REVENUE - EXCESS UTILITIES	$ -	$ -	$ -	$ -	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -	$ -	$ -	$ -	$ -
704002	REVENUE - LATE CHARGES	$ -	$ -	$ -	$ -	$ -
704003	REVENUE - COURT COSTS	$ -	$ -	$ -	$ -	$ -
704004	REVENUE - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ 13.61
704005	REVENUE - FFS FORFEITURE PHA	$ -	$ -	$ -	$ -	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -	$ -	$ -	$ -	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -	$ -	$ -	$ -	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -	$ -	$ -	$ -	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -	$ -	$ -	$ -	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -	$ -	$ -	$ -	$ -
706001	REVENUE - HAP SUBSIDY	$ -	$ -	$ -	$ -	$ -
706002	REVENUE - ADMINISTRATIVE FEES	$ -	$ -	$ -	$ -	$ -
706003	REVENUE - HARD TO HOUSE FEES	$ -	$ -	$ -	$ -	$ -
706004	REVENUE - AUDIT COSTS	$ -	$ -	$ -	$ -	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -	$ -	$ -	$ -	$ -
706100	REVENUE - CAPITAL GRANTS	$ -	$ -	$ -	$ -	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -	$ -	$ -	$ -	$ -
707100	REVENUE - MANAGEMENT FEE	$ -	$ -	$ -	$ 91.48	$ 91.48
707200	REVENUE - ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ 10.00	$ 10.00
707300	REVENUE - BOOKKEEPING FEE	$ -	$ -	$ -	$ 10.22	$ 10.22
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ 25.37	$ -	$ -	$ -	$ 58.51
707500	REVENUE - OTHER FEES	$ -	$ -	$ -	$ -	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -	$ 20.94	$ 12.32	$ -	$ 62.92
708000	REVENUE - OTHER GOV'T GRANTS	$ -	$ -	$ -	$ -	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -	$ -	$ -	$ -	$ -
714000	REVENUE - FRAUD RECOVERY	$ -	$ -	$ -	$ -	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE		**$ 25.37**	**$ 20.94**	**$ 12.32**	**$ 111.71**	**$ 246.74**
EXPENDITURES						
ADMINISTRATION						
911000	SALARIES - ADMINISTRATIVE	$ 0.38	$ 0.46	$ 0.42	$ -	$ 80.95
911001	SALARIES - ADMINISTRATIVE OTHER	$ -	$ -	$ -	$ -	$ -
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ -	$ -	$ -	$ -	$ 0.11
913000	MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
913001	BOOKKEEPING FEE	$ -	$ -	$ -	$ -	$ -
913002	ASSET MANAGEMENT FEE	$ -	$ -	$ -	$ -	$ -
914000	ADVERTISING & MARKETING	$ -	$ -	$ -	$ -	$ 0.29
914001	STAFF TRAINING	$ 0.10	$ 0.05	$ 0.10	$ -	$ 1.77
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 0.15	$ 0.18	$ 0.17	$ -	$ 31.12
916000	OFFICE EXPENSES	$ 0.01	$ 0.03	$ 0.01	$ -	$ 1.51
916001	RECRUITMENT & RELOCATION	$ -	$ -	$ -	$ -	$ 0.31
916001	OFFICE RENT	$ -	$ -	$ -	$ -	$ -
917000	LEGAL EXPENSE	$ -	$ -	$ -	$ -	$ 1.31
917001	LEGAL SETTLEMENTS	$ -	$ -	$ -	$ -	$ 1.36
917100	AUDIT FEES	$ 0.02	$ 0.02	$ 0.02	$ -	$ 0.28
917101	ACCOUNTING FEES	$ -	$ -	$ -	$ -	$ -
918000	TRAVEL	$ 0.02	$ -	$ 0.02	$ -	$ 0.88
919001	SUNDRY - HCVP RENT	$ -	$ -	$ -	$ -	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -	$ -	$ -	$ -	$ 0.17
919003	SUNDRY - RESIDENT INITIATIVES	$ -	$ -	$ -	$ -	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -	$ -	$ -	$ -	$ 0.24
919005	SUNDRY - PUBLICATIONS	$ 0.01	$ -	$ -	$ -	$ 0.57
919006	SUNDRY - BANK FEES	$ -	$ -	$ -	$ -	$ 0.01
919007	SUNDRY - OUTSOURCING	$ -	$ -	$ -	$ -	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ -	$ -	$ -	$ -	$ 0.38

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
919009	SUNDRY - INTERNET ACCESS	$ -	$ -	$ -	$ -	$ 0.02
919011	SUNDRY - TELEPHONE	$ 0.01	$ 0.09	$ 0.07	$ -	$ 0.75
919012	SUNDRY - COLLECTION FEES	$ -	$ -	$ -	$ -	$ -
919013	SUNDRY - PROCESSING FEES	$ -	$ -	$ -	$ -	$ 0.01
919014	SUNDRY - BACKGROUND CHECKS	$ -	$ -	$ -	$ -	$ -
919015	SUNDRY - CREDIT BUREAU	$ -	$ -	$ -	$ -	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ -	$ -	$ -	$ -	$ 2.22
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ 0.01	$ -	$ 0.01	$ -	$ 0.84
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -	$ -	$ -	$ -	$ 0.47
919019	SUNDRY - PRINTING	$ -	$ 0.06	$ -	$ -	$ 0.94
919020	SUNDRY - OTHER	$ -	$ -	$ 0.37	$ -	$ 8.02
919022	SUNDRY - DISCOUNTS EARNED	$ -	$ -	$ -	$ -	$ 2.20
919023	SUNDRY - ADMIN. CONTRACTS	$ 0.01	$ -	$ -	$ -	$ 8.76
TOTAL - ADMINISTRATION		**$ 0.72**	**$ 0.90**	**$ 1.18**	**$ -**	**$ 145.50**
TENANT SERVICES						
921000	T/S - SALARIES	$ -	$ -	$ -	$ -	$ 6.21
921001	T/S - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
922000	T/S - RELOCATION COSTS	$ -	$ -	$ -	$ -	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ 1.91
924000	T/S - OTHER	$ -	$ -	$ -	$ -	$ 0.73
TOTAL - TENANT SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ 8.86**
UTILITIES						
931000	WATER	$ -	$ -	$ -	$ -	$ 0.02
932000	ELECTRICITY	$ -	$ -	$ -	$ -	$ 0.19
933000	GAS	$ -	$ -	$ -	$ -	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -	$ -	$ -	$ -	$ 0.02
TOTAL - UTILITIES		**$ -**	**$ -**	**$ -**	**$ -**	**$ 0.23**
ORDINARY MAINTENANCE & OPERATIONS						
941000	MAINTENANCE - SALARIES	$ 18.38	$ 16.40	$ 9.42	$ -	$ 56.24
941001	MAINTENANCE - SALARIES OVERTIME	$ 0.03	$ 0.18	$ 0.21	$ -	$ 0.94
942000	MATERIALS - MISCELLANEOUS	$ -	$ -	$ -	$ -	$ 0.80

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
942001	MATERIALS - STRUCTURES	$ -	$ 0.05	$ 0.36	$ -	$ 0.47
942002	MATERIALS - JANITORIAL	$ 0.01	$ 0.02	$ 0.01	$ -	$ 0.12
942003	MATERIALS - ELECTRICAL	$ 0.03	$ 0.03	$ 0.20	$ -	$ 0.47
942004	MATERIALS - PLUMBING	$ 0.03	$ 0.42	$ 0.14	$ -	$ 0.87
942005	MATERIALS - VEHICLE EXPENSE	$ 0.03	$ 0.14	$ 0.24	$ -	$ 1.62
942006	MATERIALS - RANGES	$ -	$ -	$ -	$ -	$ -
942007	MATERIALS - REFRIGERATORS	$ -	$ -	$ -	$ -	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -	$ 0.05	$ 0.14	$ -	$ 1.89
942009	MATERIALS - FIRE PREVENTION	$ -	$ 0.00	$ -	$ -	$ 0.00
942010	MATERIALS - UNIFORMS	$ 0.01	$ -	$ -	$ -	$ 0.08
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ 0.03	$ 0.07	$ -	$ -	$ 0.24
942012	MATERIALS - SECURITY EQUIPMENT	$ -	$ -	$ -	$ -	$ 0.00
942013	MATERIALS - FREIGHT	$ -	$ -	$ -	$ -	$ 0.01
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -	$ -	$ -	$ -	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -	$ -	$ -	$ -	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -	$ -	$ -	$ -	$ 0.06
943002	CONTRACT COSTS - SNOW REMOVAL	$ -	$ -	$ -	$ -	$ 0.01
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -	$ -	$ -	$ -	$ 0.03
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -	$ -	$ -	$ -	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -	$ -	$ -	$ -	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -	$ -	$ -	$ -	$ 0.01
943007	CONTRACT COSTS - PLUMBING	$ -	$ -	$ -	$ -	$ 0.01
943008	CONTRACT COSTS - EXTERMINATION	$ -	$ -	$ -	$ -	$ 0.01
943009	CONTRACT COSTS - JANITORIAL	$ -	$ -	$ -	$ -	$ 0.01
943010	CONTRACT COSTS - MISC.	$ -	$ -	$ -	$ -	$ 0.47
943011	CONTRACT COSTS - UNIFORMS	$ 0.07	$ 0.05	$ 0.05	$ -	$ 0.27
943012	CONTRACT COSTS - MOVING & STORAGE	$ -	$ -	$ -	$ -	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -	$ -	$ -	$ -	$ -
943014	CONTRACT COSTS - VEHICLES	$ 0.21	$ 0.30	$ 0.40	$ -	$ 2.29
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ 5.63	$ 5.26	$ 3.77	$ -	$ 19.48
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		**$ 24.45**	**$ 22.98**	**$ 14.94**	**$ -**	**$ 86.40**

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
PROTECTIVE SERVICES						
951000	PROTECTIVE SERVICES - SALARIES	$ -	$ -	$ -	$ -	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -	$ -	$ -	$ -	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -	$ -	$ -	$ -	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -	$ -	$ -	$ -	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -	$ -	$ -	$ -	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
GENERAL EXPENSE						
961010	INSURANCE - PROPERTY	$ -	$ -	$ -	$ -	$ -
961020	INSURANCE - LIABILITY	$ -	$ -	$ -	$ -	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -	$ -	$ -	$ -	$ 0.38
961040	INSURANCE - ALL OTHER	$ 0.20	$ 0.20	$ 0.20	$ -	$ 5.41
962010	COMPENSATED ABSENCES	$ -	$ -	$ -	$ -	$ -
962200	OTHER GENERAL EXPENSES	$ -	$ -	$ -	$ -	$ (1.70)
963000	PAYMENT IN LIEU OF TAXES	$ -	$ -	$ -	$ -	$ -
964000	BAD DEBT - TENANT RENTS	$ -	$ -	$ -	$ -	$ -
965000	BAD DEBT - MORTGAGES	$ -	$ -	$ -	$ -	$ -
966000	BAD DEBT - OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - GENERAL EXPENSE		**$ 0.20**	**$ 0.20**	**$ 0.20**	**$ -**	**$ 4.10**
RENT EXPENSE						
978000	DWELLING UNITS RENT EXPENSE	$ -	$ -	$ -	$ -	$ -
TOTAL - RENT EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NONROUTINE EXPENSE						
971000	EXTRAORDINARY MAINTENANCE	$ -	$ -	$ -	$ -	$ 0.21
973000	HAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973001	UAP PAYMENTS	$ -	$ -	$ -	$ -	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -	$ -	$ -	$ -	$ -
973003	HAPS PORTABLES (OUT)	$ -	$ -	$ -	$ -	$ -
973004	LEAD BASED PAINT TEST	$ -	$ -	$ -	$ -	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -	$ -	$ -	$ -	$ -
973006	SALARY - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
973007	BENEFITS - FSS COORDINATOR	$ -	$ -	$ -	$ -	$ -
974000	DEPRECIATION EXPENSE	$ -	$ -	$ -	$ -	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -	$ -	$ -	$ -	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -	$ -	$ -	$ -	$ -
975600	CAPITAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
TOTAL - NONROUTINE EXPENSE		**$ -**	**$ -**	**$ -**	**$ -**	**$ 0.21**
FRONTLINE & FEE FOR SERVICE EXPENSE						
981000	ADMIN - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ -	$ -	$ -	$ -	$ -
982000	T/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
982002	T/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983000	P/S - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983002	P/S - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
983500	R/C - SALARIES FRONTLINE	$ -	$ -	$ -	$ -	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -	$ -	$ -	$ -	$ -
983502	R/C - OTHER FRONTLINE	$ -	$ -	$ -	$ -	$ -
984000	LEGAL FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
985000	IT - FEE FOR SERVICE	$ -	$ -	$ -	$ -	$ -
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -	$ -	$ -	$ -	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -	$ -	$ -	$ -	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -	$ -	$ -	$ -	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -	$ -	$ -	$ -	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -	$ -	$ -	$ -	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -	$ -	$ -	$ -	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -	$ -	$ -	$ -	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -	$ -	$ -	$ -	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -	$ -	$ -	$ -	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -	$ -	$ -	$ -	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -	$ -	$ -	$ -	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -	$ -	$ -	$ -	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -	$ -	$ -	$ -	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -	$ -	$ -	$ -	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -	$ -	$ -	$ -	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -	$ -	$ -	$ -	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -	$ -	$ -	$ -	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -	$ -	$ -	$ -	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -	$ -	$ -	$ -	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -	$ -	$ -	$ -	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -	$ -	$ -	$ -	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -	$ -	$ -	$ -	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -	$ -	$ -	$ -	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -	$ -	$ -	$ -	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -	$ -	$ -	$ -	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -	$ -	$ -	$ -	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -	$ -	$ -	$ -	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -	$ -	$ -	$ -	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -	$ -	$ -	$ -	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -	$ -	$ -	$ -	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -	$ -	$ -	$ -	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -	$ -	$ -	$ -	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -	$ -	$ -	$ -	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -	$ -	$ -	$ -	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -	$ -	$ -	$ -	$ -

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COCC #		4000	4000	4000	4000	
DEPARTMENT #		4337	4338	4339	0000	Total
		Renovation Crew 7960	Residential Maintenance 7960	Central Maintenance 7960	COCC Wide Fees 7960	COCC Departments
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -	$ -	$ -	$ -	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -	$ -	$ -	$ -	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -	$ -	$ -	$ -	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -	$ -	$ -	$ -	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -	$ -	$ -	$ -	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -	$ -	$ -	$ -	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -	$ -	$ -	$ -	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -	$ -	$ -	$ -	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -	$ -	$ -	$ -	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -	$ -	$ -	$ -	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -	$ -	$ -	$ -	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -	$ -	$ -	$ -	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -	$ -	$ -	$ -	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -	$ -	$ -	$ -	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -	$ -	$ -	$ -	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -	$ -	$ -	$ -	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -	$ -	$ -	$ -	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -	$ -	$ -	$ -	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ -	$ -	$ -	$ -	$ -
TOTAL - OPERATING EXPENDITURES		$ 25.37	$ 24.08	$ 16.33	$ -	$ 245.30
NET PROFIT OR (LOSS)		$ -	$ (3.14)	$ (4.01)	$ 111.71	$ 1.44

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FUND #		**5000**
DEPARTMENT #		**4296**
		HCVP 5389
REVENUE		
702998	REVENUE - GROSS POTENTIAL RENT	$ -
702999	REVENUE - VACANCY LOSS	$ -
703000	REVENUE - DWELLING RENTAL	$ -
704000	REVENUE - EXCESS UTILITIES	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -
704002	REVENUE - LATE CHARGES	$ -
704003	REVENUE - COURT COSTS	$ -
704004	REVENUE - MISCELLANEOUS	
704005	REVENUE - FFS FORFEITURE PHA	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -
706001	REVENUE - HAP SUBSIDY	$ 35,000,000.00
706002	REVENUE - ADMINISTRATIVE FEES	$ 4,058,121.00
706003	REVENUE - HARD TO HOUSE FEES	$ -
706004	REVENUE - AUDIT COSTS	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -
706100	REVENUE - CAPITAL GRANTS	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -
707100	REVENUE - MANAGEMENT FEE	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -
707500	REVENUE - OTHER FEES	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ 5,000.00

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FUND #		**5000**
DEPARTMENT #		**4296**
		HCVP 5389
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -
714000	REVENUE - FRAUD RECOVERY	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -
TOTAL REVENUE		**$ 39,063,121.00**
EXPENDITURES		
ADMINISTRATION		
911000	SALARIES - ADMINISTRATIVE	$ 245,068.00
911001	SALARIES - ADMINISTRATIVE OTHER	$ 10,000.00
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 2,000.00
913000	MANAGEMENT FEE	$ 800,374.00
913001	BOOKKEEPING FEE	$ 306,450.00
913002	ASSET MANAGEMENT FEE	$ -
914000	ADVERTISING & MARKETING	$ -
914001	STAFF TRAINING	$ 5,000.00
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 98,028.00
916000	OFFICE EXPENSES	$ -
916002	RECRUITMENT & RELOCATION	$ -
916001	OFFICE RENT	$ -
917000	LEGAL EXPENSE	$ -
917001	LEGAL SETTLEMENTS	$ -
917100	AUDIT FEES	$ 26,500.00
917101	ACCOUNTING FEES	$ -
918000	TRAVEL	$ -
919001	SUNDRY - HCVP RENT	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -
919005	SUNDRY - PUBLICATIONS	$ -
919006	SUNDRY - BANK FEES	$ -
919007	SUNDRY - OUTSOURCING	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 3,000.00

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	FUND #	**5000**
	DEPARTMENT #	**4296**
		HCVP 5389
919009	SUNDRY - INTERNET ACCESS	$ -
919011	SUNDRY - TELEPHONE	$ -
919012	SUNDRY - COLLECTION FEES	$ -
919013	SUNDRY - PROCESSING FEES	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -
919015	SUNDRY - CREDIT BUREAU	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -
919019	SUNDRY - PRINTING	$ -
919020	SUNDRY - OTHER	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 3,421,607.00
TOTAL - ADMINISTRATION		**$ 4,918,027.00**
TENANT SERVICES		
921000	T/S - SALARIES	$ -
921001	T/S - SALARIES OVERTIME	$ -
922000	T/S - RELOCATION COSTS	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -
924000	T/S - OTHER	$ -
TOTAL - TENANT SERVICES		**$ -**
UTILITIES		
931000	WATER	$ -
932000	ELECTRICITY	$ -
933000	GAS	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -
TOTAL - UTILITIES		**$ -**
ORDINARY MAINTENANCE & OPERATIONS		
941000	MAINTENANCE - SALARIES	$ -
941001	MAINTENANCE - SALARIES OVERTIME	$ -
942000	MATERIALS - MISCELLANEOUS	$ -

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FUND #		5000
DEPARTMENT #		4296
		HCVP 5389
942001	MATERIALS - STRUCTURES	$ -
942002	MATERIALS - JANITORIAL	$ -
942003	MATERIALS - ELECTRICAL	$ -
942004	MATERIALS - PLUMBING	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ -
942006	MATERIALS - RANGES	$ -
942007	MATERIALS - REFRIGERATORS	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -
942009	MATERIALS - FIRE PREVENTION	$ -
942010	MATERIALS - UNIFORMS	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -
942013	MATERIALS - FREIGHT	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -
943007	CONTRACT COSTS - PLUMBING	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -
943010	CONTRACT COSTS - MISC.	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -
943012	CONTRACT COSTS - MOVING & STORAGE	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -
943014	CONTRACT COSTS - VEHICLES	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		$ -

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FUND #		**5000**
DEPARTMENT #		**4296**
		HCVP 5389
PROTECTIVE SERVICES		
951000	PROTECTIVE SERVICES - SALARIES	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**
GENERAL EXPENSE		
961010	INSURANCE - PROPERTY	$ -
961020	INSURANCE - LIABILITY	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -
961040	INSURANCE - ALL OTHER	$ 19,137.00
962010	COMPENSATED ABSENCES	$ -
962200	OTHER GENERAL EXPENSES	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -
964000	BAD DEBT - TENANT RENTS	$ -
965000	BAD DEBT - MORTGAGES	$ -
966000	BAD DEBT - OTHER	$ -
TOTAL - GENERAL EXPENSE		**$ 19,137.00**
RENT EXPENSE		
978000	DWELLING UNITS RENT EXPENSE	$ -
TOTAL - RENT EXPENSE		**$ -**
NONROUTINE EXPENSE		
971000	EXTRAORDINARY MAINTENANCE	$ -
973000	HAP PAYMENTS	$ 35,000,000.00
973001	UAP PAYMENTS	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -
973003	HAPS PORTABLES (OUT)	$ -
973004	LEAD BASED PAINT TEST	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -
973006	SALARY - FSS COORDINATOR	$ -

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	FUND #	**5000**
	DEPARTMENT #	**4296**
		HCVP 5389
973007	BENEFITS - FSS COORDINATOR	$ -
974000	DEPRECIATION EXPENSE	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -
975600	CAPITAL EXPENDITURES	$ 225,000.00
TOTAL - NONROUTINE EXPENSE		**$ 35,225,000.00**
FRONTLINE & FEE FOR SERVICE EXPENSE		
981000	ADMIN - SALARIES FRONTLINE	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 40,000.00
982000	T/S - SALARIES FRONTLINE	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -
982002	T/S - OTHER FRONTLINE	$ -
983000	P/S - SALARIES FRONTLINE	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -
983002	P/S - OTHER FRONTLINE	$ -
983500	R/C - SALARIES FRONTLINE	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -
983502	R/C - OTHER FRONTLINE	$ -
984000	LEGAL FEE FOR SERVICE	$ 96,000.00
985000	IT - FEE FOR SERVICE	$ 72,600.00
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -

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FUND #		5000
DEPARTMENT #		4296
		HCVP 5389
986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -

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	FUND #	**5000**
	DEPARTMENT #	**4296**
		HCVP 5389
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		**$ 208,600.00**
TOTAL - OPERATING EXPENDITURES		**$ 40,370,764.00**
NET PROFIT OR (LOSS)		**$ (1,307,643.00)**

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FUND #		5000
DEPARTMENT #		4296
		HCVP 5389
REVENUE		
702998	REVENUE - GROSS POTENTIAL RENT	$ -
702999	REVENUE - VACANCY LOSS	$ -
703000	REVENUE - DWELLING RENTAL	$ -
704000	REVENUE - EXCESS UTILITIES	$ -
704001	REVENUE - MAINTENANCE CHARGES	$ -
704002	REVENUE - LATE CHARGES	$ -
704003	REVENUE - COURT COSTS	$ -
704004	REVENUE - MISCELLANEOUS	$ -
704005	REVENUE - FFS FORFEITURE PHA	$ -
704006	REVENUE - FSS FORFEITURE - HCVP	$ -
705997	REVENUE - GROSS POTENTIAL SUBSIDY	$ -
705998	REVENUE - SUBSIDY LOST TO VACANCY	$ -
705999	REVENUE - SUBSIDY LOST TO PRORATION	$ -
706000	REVENUE - OPERATING SUBSIDY	$ -
706001	REVENUE - HAP SUBSIDY	$ 541.23
706002	REVENUE - ADMINISTRATIVE FEES	$ 62.75
706003	REVENUE - HARD TO HOUSE FEES	$ -
706004	REVENUE - AUDIT COSTS	$ -
706006	REVENUE - INTEREST EARNED ON ADV.	$ -
706100	REVENUE - CAPITAL GRANTS	$ -
706101	REVENUE - CAPITAL GRANTS SOFT COSTS	$ -
707100	REVENUE - MANAGEMENT FEE	$ -
707200	REVENUE - ASSET MANAGEMENT FEE	$ -
707300	REVENUE - BOOKKEEPING FEE	$ -
707400	REVENUE - FRONTLINE SERVICE FEE (Charged to the Site)	$ -
707500	REVENUE - OTHER FEES	$ -
707500	REVENUE - OTHER FEES (Fee for Service)	$ -
708000	REVENUE - OTHER GOV'T GRANTS	$ -
711000	REVENUE - UNRESTRICTED INVEST. INCOME	$ 0.08

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	FUND #	**5000**
	DEPARTMENT #	**4296**
		HCVP 5389
712000	REVENUE - MORTGAGE INTEREST INCOME	$ -
714000	REVENUE - FRAUD RECOVERY	$ -
715000	REVENUE - NON-DWELLING RENTAL	$ -
TOTAL REVENUE		**$ 604.06**
EXPENDITURES		
ADMINISTRATION		
911000	SALARIES - ADMINISTRATIVE	$ 3.79
911001	SALARIES - ADMINISTRATIVE OTHER	$ 0.15
911002	SALARIES - ADMINISTRATIVE OVERTIME	$ 0.03
913000	MANAGEMENT FEE	$ 12.38
913001	BOOKKEEPING FEE	$ 4.74
913002	ASSET MANAGEMENT FEE	$ -
914000	ADVERTISING & MARKETING	$ -
914001	STAFF TRAINING	$ 0.08
915000	EMPLOYEE BENEFITS - ADMINISTRATIVE	$ 1.52
916000	OFFICE EXPENSES	$ -
916001	RECRUITMENT & RELOCATION	$ -
916001	OFFICE RENT	$ -
917000	LEGAL EXPENSE	$ -
917001	LEGAL SETTLEMENTS	$ -
917100	AUDIT FEES	$ 0.41
917101	ACCOUNTING FEES	$ -
918000	TRAVEL	$ -
919001	SUNDRY - HCVP RENT	$ -
919002	SUNDRY - BOARD OF COMMISSIONERS	$ -
919003	SUNDRY - RESIDENT INITIATIVES	$ -
919004	SUNDRY - EMPLOYEE ACTIVITIES	$ -
919005	SUNDRY - PUBLICATIONS	$ -
919006	SUNDRY - BANK FEES	$ -
919007	SUNDRY - OUTSOURCING	$ -
919008	SUNDRY - MEMBERSHIP DUES & FEES	$ 0.05

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919009	SUNDRY - INTERNET ACCESS	$ -
919011	SUNDRY - TELEPHONE	$ -
919012	SUNDRY - COLLECTION FEES	$ -
919013	SUNDRY - PROCESSING FEES	$ -
919014	SUNDRY - BACKGROUND CHECKS	$ -
919015	SUNDRY - CREDIT BUREAU	$ -
919016	SUNDRY - COMPUTER SOFTWARE & MISC.	$ -
919017	SUNDRY - COMPUTER EQUIPMENT NONCAP	$ -
919018	SUNDRY - FURN/FIXTURES NONCAP	$ -
919019	SUNDRY - PRINTING	$ -
919020	SUNDRY - OTHER	$ -
919022	SUNDRY - DISCOUNTS EARNED	$ -
919023	SUNDRY - ADMIN. CONTRACTS	$ 52.91
TOTAL - ADMINISTRATION		**$ 76.05**
TENANT SERVICES		
921000	T/S - SALARIES	$ -
921001	T/S - SALARIES OVERTIME	$ -
922000	T/S - RELOCATION COSTS	$ -
923000	T/S - EMPLOYEE BENEFITS	$ -
924000	T/S - OTHER	$ -
TOTAL - TENANT SERVICES		**$ -**
UTILITIES		
931000	WATER	$ -
932000	ELECTRICITY	$ -
933000	GAS	$ -
938000	OTHER UTILITY COSTS - SEWER	$ -
TOTAL - UTILITIES		**$ -**
ORDINARY MAINTENANCE & OPERATIONS		
941000	MAINTENANCE - SALARIES	$ -
941001	MAINTENANCE - SALARIES OVERTIME	$ -
942000	MATERIALS - MISCELLANEOUS	$ -

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942001	MATERIALS - STRUCTURES	$ -
942002	MATERIALS - JANITORIAL	$ -
942003	MATERIALS - ELECTRICAL	$ -
942004	MATERIALS - PLUMBING	$ -
942005	MATERIALS - VEHICLE EXPENSE	$ -
942006	MATERIALS - RANGES	$ -
942007	MATERIALS - REFRIGERATORS	$ -
942008	MATERIALS - FURNACES & AC/PARTS	$ -
942009	MATERIALS - FIRE PREVENTION	$ -
942010	MATERIALS - UNIFORMS	$ -
942011	MATERIALS - EXPENDABLE MAINT. EQUIP	$ -
942012	MATERIALS - SECURITY EQUIPMENT	$ -
942013	MATERIALS - FREIGHT	$ -
942014	MATERIALS - INVENTORY ADJUSTMENTS	$ -
943000	CONTRACT COSTS - GARBAGE & TRASH RE	$ -
943001	CONTRACT COSTS - HEATING & COOLING	$ -
943002	CONTRACT COSTS - SNOW REMOVAL	$ -
943003	CONTRACT COSTS - ELEVATOR MAINT.	$ -
943004	CONTRACT COSTS - LANDSCAPING & GROUP	$ -
943005	CONTRACT COSTS - UNIT TURNAROUND	$ -
943006	CONTRACT COSTS - ELECTRICAL	$ -
943007	CONTRACT COSTS - PLUMBING	$ -
943008	CONTRACT COSTS - EXTERMINATION	$ -
943009	CONTRACT COSTS - JANITORIAL	$ -
943010	CONTRACT COSTS - MISC.	$ -
943011	CONTRACT COSTS - UNIFORMS	$ -
943012	CONTRACT COSTS - MOVING & STORAGE	$ -
943013	CONTRACT COSTS - APPLIANCES	$ -
943014	CONTRACT COSTS - VEHICLES	$ -
945000	MAINTENANCE - EMPLOYEE BENEFITS	$ -
TOTAL - ORDINARY MAINTENANCE & OPERATIONS		$ -

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FUND #		**5000**
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PROTECTIVE SERVICES		
951000	PROTECTIVE SERVICES - SALARIES	$ -
951001	PROTECTIVE SERVICES - SALARIES OVERTIME	$ -
952000	PROTECTIVE SERVICES - CONTRACT COST	$ -
953000	PROTECTIVE SERVICES - OTHER	$ -
955000	PROTECTIVE SERVICES - EMPLOYEE BENEFITS	$ -
TOTAL - PROTECTIVE SERVICES		**$ -**
GENERAL EXPENSE		
961010	INSURANCE - PROPERTY	$ -
961020	INSURANCE - LIABILITY	$ -
961030	INSURANCE - WORKMEN'S COMPENSATION	$ -
961040	INSURANCE - ALL OTHER	$ 0.30
962010	COMPENSATED ABSENCES	$ -
962200	OTHER GENERAL EXPENSES	$ -
963000	PAYMENT IN LIEU OF TAXES	$ -
964000	BAD DEBT - TENANT RENTS	$ -
965000	BAD DEBT - MORTGAGES	$ -
966000	BAD DEBT - OTHER	$ -
TOTAL - GENERAL EXPENSE		**$ 0.30**
RENT EXPENSE		
978000	DWELLING UNITS RENT EXPENSE	$ -
TOTAL - RENT EXPENSE		**$ -**
NONROUTINE EXPENSE		
971000	EXTRAORDINARY MAINTENANCE	$ -
973000	HAP PAYMENTS	$ 541.23
973001	UAP PAYMENTS	$ -
973002	EXT ADMINISTRATIVE COSTS	$ -
973003	HAPS PORTABLES (OUT)	$ -
973004	LEAD BASED PAINT TEST	$ -
973005	FSS ESCROW SECTION 8 RC (HAP)	$ -
973006	SALARY - FSS COORDINATOR	$ -

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	FUND #	**5000**
	DEPARTMENT #	**4296**
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973007	BENEFITS - FSS COORDINATOR	$ -
974000	DEPRECIATION EXPENSE	$ -
975200	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	$ -
975400	PROPERTY BETTERMENTS AND ADDITIONS	$ -
975600	CAPITAL EXPENDITURES	$ 3.48
TOTAL - NONROUTINE EXPENSE		**$ 544.71**
FRONTLINE & FEE FOR SERVICE EXPENSE		
981000	ADMIN - SALARIES FRONTLINE	$ -
981001	ADMIN - EMPLOYEE BENEFITS FRONTLINE	$ -
981002	ADMIN - SUNDRY FRONTLINE	$ 0.62
982000	T/S - SALARIES FRONTLINE	$ -
982001	T/S - EMPLOYEE BENEFITS FRONTLINE	$ -
982002	T/S - OTHER FRONTLINE	$ -
983000	P/S - SALARIES FRONTLINE	$ -
983001	P/S - EMPLOYEE BENEFITS FRONTLINE	$ -
983002	P/S - OTHER FRONTLINE	$ -
983500	R/C - SALARIES FRONTLINE	$ -
983501	R/C - EMPLOYEE BENEFITS FRONTLINE	$ -
983502	R/C - OTHER FRONTLINE	$ -
984000	LEGAL FEE FOR SERVICE	$ 1.48
985000	IT - FEE FOR SERVICE	$ 1.12
986000	C/M FFS - (PL) - PLUMBING LABOR	$ -
986001	C/M FFS - (PL) - PLUMBING MATERIAL	$ -
986002	C/M FFS - (PL) - PLUMBING OTHER	$ -
986003	C/M FFS - (EL) - ELECTRICAL LABOR	$ -
986004	C/M FFS - (EL) - ELECTRICAL MATERIAL	$ -
986005	C/M FFS - (EL) - ELECTRICAL OTHER	$ -
986006	C/M FFS - (CP) - CARPENTRY LABOR	$ -
986007	C/M FFS - (CP) - CARPENTRY MATERIAL	$ -
986008	C/M FFS - (CP) - CARPENTRY OTHER	$ -
986009	C/M FFS - (MA) - MASONRY LABOR	$ -

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	FUND #	5000
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986010	C/M FFS - (MA) - MASONRY MATERIAL	$ -
986011	C/M FFS - (MA) - MASONRY OTHER	$ -
986012	C/M FFS - (PA) - PAINTING LABOR	$ -
986013	C/M FFS - (PA) - PAINTING MATERIAL	$ -
986014	C/M FFS - (PA) - PAINTING OTHER	$ -
986015	C/M FFS - (EV) - ELEVATOR LABOR	$ -
986016	C/M FFS - (EV) - ELEVATOR MATERIAL	$ -
986017	C/M FFS - (EV) - ELEVATOR OTHER	$ -
986018	C/M FFS - (TR) - TRAINING LABOR	$ -
986019	C/M FFS - (TR) - TRAINING MATERIAL	$ -
986020	C/M FFS - (TR) - TRAINING OTHER	$ -
986021	C/M FFS - (VR) - VACANCY LABOR	$ -
986022	C/M FFS - (VR) - VACANCY MATERIAL	$ -
986023	C/M FFS - (VR) - VACANCY OTHER	$ -
986024	C/M FFS - (HC) - HVAC LABOR	$ -
986025	C/M FFS - (HC) - HVAC MATERIAL	$ -
986026	C/M FFS - (HC) - HVAC OTHER	$ -
986027	C/M FFS - (RF) - ROOFING LABOR	$ -
986028	C/M FFS - (RF) - ROOFING MATERIAL	$ -
986029	C/M FFS - (RF) - ROOFING OTHER	$ -
986030	C/M FFS - (WD) - WELDING LABOR	$ -
986031	C/M FFS - (WD) - WELDING MATERIAL	$ -
986032	C/M FFS - (WD) - WELDING OTHER	$ -
986033	C/M FFS - (ET) - EXTRAORDINARY MAINT. LABOR	$ -
986034	C/M FFS - (ET) - EXTRAORDINARY MAINT. MATERIAL	$ -
986035	C/M FFS - (ET) - EXTRAORDINARY MAINT. OTHER	$ -
986036	C/M FFS - (OM) - ORDINARY MAINT. LABOR	$ -
986037	C/M FFS - (OM) - ORDINARY MAINT. MATERIAL	$ -
986038	C/M FFS - (OM) - ORDINARY MAINT. OTHER	$ -
986039	C/M FFS - (SN) - SNOW REMOVAL LABOR	$ -
986040	C/M FFS - (SN) - SNOW REMOVAL MATERIAL	$ -

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		HCVP 5389
986041	C/M FFS - (SN) - SNOW REMOVAL OTHER	$ -
986042	C/M FFS - (SS) - SCAVENGER SERVICE LABOR	$ -
986043	C/M FFS - (SS) - SCAVENGER SERVICE MATERIAL	$ -
986044	C/M FFS - (SS) - SCAVENGER SERVICE OTHER	$ -
986045	C/M FFS - (EX) - EXTERMINATION LABOR	$ -
986046	C/M FFS - (EX) - EXTERMINATION MATERIAL	$ -
986047	C/M FFS - (EX) - EXTERMINATION OTHER	$ -
986048	C/M FFS - (JA) - JANITORIAL LABOR	$ -
986049	C/M FFS - (JA) - JANITORIAL MATERIAL	$ -
986050	C/M FFS - (JA) - JANITORIAL OTHER	$ -
986051	C/M FFS - (MS) - MOVING & STORAGE LABOR	$ -
986052	C/M FFS - (MS) - MOVING & STORAGE MATERIAL	$ -
986053	C/M FFS - (MS) - MOVING & STORAGE OTHER	$ -
986054	C/M FFS - (LD) - LANDSCAPING LABOR	$ -
986055	C/M FFS - (LD) - LANDSCAPING MATERIAL	$ -
986056	C/M FFS - (LD) - LANDSCAPING OTHER	$ -
986057	C/M FFS - (IP) - INSPECTION LABOR	$ -
986058	C/M FFS - (IP) - INSPECTION MATERIAL	$ -
986059	C/M FFS - (IP) - INSPECTION OTHER	$ -
TOTAL - FRONTLINE & FEE FOR SERVICE EXPENSE		$ 3.23
TOTAL - OPERATING EXPENDITURES		**$ 624.28**
NET PROFIT OR (LOSS)		**$ (20.22)**

Designated Housing Plan (Attachment E)

The Housing Authority
of the
City of Newark

Elderly and Non-Elderly Disabled Housing Designation Plan

Executive Director
Keith Kinard

HOUSING AUTHORITY OF THE CITY OF NEWARK

Elderly and Non-Elderly Disabled Housing Designation Plan

Summary

The Housing Authority of the City of Newark (NHA) requests approval of its Elderly and Non-Elderly Disabled Housing Designation Plan, prepared in accordance with HUD Notice PIH 2008-10, from the U.S. Department of Housing and Urban Development. Upon approval, this Plan will replace NHA's existing Designation Plan which was approved for renewal by HUD in 2008.

As written and presented here, the NHA's Designation Plan balances the needs and desires of applicants, residents, and the housing authority and provides housing opportunities for applicants and residents. The Plan's format tracks that of the HUD Notice for the convenience of HUD reviewers.

Background

The NHA owns ten developments that are currently elderly only or mixed population properties. The ten properties include twenty-three high-rise buildings containing 2,795 units of housing and 23 HUD-approved deprogrammed units.[1] The current mixed population developments are located in three parts of the city: the south, the north and the central ward.

At the present time the occupancy of the ten mixed population properties is approximately 49 percent elderly, with the remaining occupants evenly split between 30 percent near elderly individuals/families and 21 percent non-elderly disabled families.

NHA has received HUD's approval to employ site-based waiting lists at the mixed population buildings.

1. Justification for Designation

The existing HUD-approved Designation Plan was designed to provide housing necessary to achieve the City of Newark's housing goals under the Comprehensive Housing Affordability Strategy under Section 105 of the Cranston-Gonzales National Affordable Housing Act

The section of the City of Newark's Consolidated Plan entitled "Priority Housing Needs" notes that:

> "Of the 46,396 very low-income households, 10,528 were elderly renters… and Seventy-one percent (71%) of the very low-income households had housing problems, as defined by the Census Bureau; 48% had housing cost burdens greater than 50% of their monthly incomes. Hence, affordability is a priority,

[1] Included in the 2,795 units are 288 units that currently are vacant and excluded, per PIH Notice 2006-36, such as vacant for modernization, court litigation, casualty loss, etc.

especially for renters. The provision of public housing for households in the lowest income categories is a priority as well."

The next income tier of Newark residents also had housing problems:

> "Approximately 13% of Newark households had other low incomes, i.e., 51 to 80% of the 1990 MFI. Of these 11,551 households, 1424 were elderly, 1 and/or 2 member..."

The CHAS's section on Market and Inventory Conditions notes:

> "Insufficient supplies of both standard quality housing and subsidies for the relatively high percentage of Newark households needing assistance...have combined to create problematical conditions in Newark. Newark has significant numbers of (low and very low-income) elderly households..."

Chart A.1 of the CHAS presents the year 2000 General Housing Characteristics. It shows 13,011 households occupied by families with a head over age 65. This group represents 14.2 percent of all occupied housing units. Further, there are 19,077 households that include at least one person over age 65 (20.9 percent of all households, citywide). Finally, the 2000 census data show 6,411 of the 25,073 persons over age 65 for whom poverty status is determined, living below the poverty level.

Considering this information as a whole, it is clear that designation is necessary to achieve the City's housing goals and that there is a need for affordable housing for elderly families to meet the housing needs of this part of the low income population of the City of Newark.

2. Project Description

Table A, below, displays the buildings and units as they are designated today and the occupancy at each development. Table B then displays the same occupancy data, but with the buildings designated as NHA proposes in this document.

TABLE A – CURRENT DESIGNATION AND OCCUPANCY

Site #	Property Name	Building Address: Designated Bldg.	#ACC DUs @ property	#DUs Available	#DUs for Elderly Designation	# DUs Non-Elderly Disabled Designation	# DUs Mixed Population	# Current Elderly	# Near Elderly	# Non-elderly Disabled	# Vacant Units
2-16	Stephen Crane	58 Evergreen Ln	99	98	0	0	98	40	21	29	8
2-16	Stephen Crane	60 Cedar Ln	99	99	0	0	99	36	23	30	10
2-17	Kretchmer Elderly	35 Van Vechten Street	99	98	0	0	98	25	37	31	5
2-17	Kretchmer Elderly	31 Van Vechten Street	99	98	0	0	98	24	31	31	12
2-19E	GiGi Foushee Towers	69 Lincoln St	63	62	62	0	0	45	15	0	2
2-19E	GiGi Foushee Towers	79 Lincoln St	63	60	60	0	0	44	12	0	4
2-19E	GiGi Foushee Towers	89 Lincoln St	63	59	59	0	0	42	14	0	3
2-19E	GiGi Foushee Towers	99 Lincoln St	63	63	63	0	0	43	12	1	7
2-21A	Kretchmer Elderly	100 Ludlow St	140	140	140	0	0	34	43	14	49
2-21A	Kretchmer Elderly	122 Ludlow St	80	79	0	0	79	18	16	14	31
2-21A	Kretchmer Elderly	963 Frelinghuysen Ave	80	80	0	0	80	16	30	14	20
2-21A	Kretchmer Elderly	991 Frelinghuysen Ave	140	140	0	0	140	23	37	29	51
2-21E	Seth Boyden Elderly	120 Dayton St	140	137	0	0	137	32	40	32	33
2-21E	Seth Boyden Elderly	130 Dayton St	140	140	0	0	140	35	35	33	37
2-21E	Seth Boyden Elderly	27 Foster St	80	80	0	0	80	21	16	22	21
2-21F	Seth Boyden Elderly	46 Evergreen Street	140	139	139	0	0	67	55	7	10
2-21F	Seth Boyden Elderly	839 Frelinghuysen Ave	60	59	0	0	59	22	17	17	3
2-22B	Baxter Elderly	9 Summit St	125	124	0	0	124	41	20	29	34
2-22B	Baxter Elderly	25 Summit St	125	125	0	0	125	39	35	31	20
2-22C	Stephen Crane Elderly	880 Franklin Ave	69	69	69	0	0	39	13	4	13
2-22C	Stephen Crane Elderly	900 Franklin Ave	237	235	0	0	235	91	53	46	45
2-22C	Stephen Crane Elderly	920 Franklin Ave	69	69	0	0	69	25	13	14	17
2-22D	Stephen Crane Elderly	789 North 6th St	69	69	0	0	69	32	18	16	3
2-22D	Stephen Crane Elderly	801 North 6th St	237	235	0	0	235	106	72	51	6
2-22D	Stephen Crane Elderly	815 North 6th St	69	68	68	0	0	48	17	1	2
2-25	James C. White Manor	516-518 Bergen St	206	205	205	0	0	189	13	2	1
	TOTAL		2854	2830	865	0	1965	1177	708	498	447

TABLE B – PROPOSED DESIGNATION AND CURRENT OCCUPANCY

Site #	Property Name	Building Address: Designated Bldg.	#ACC DUs @ property	#DUs Available	#DUs for Elderly Designation	# DUs Non-Elderly Disabled Designation	# DUs Mixed Population	# Current Elderly	# Near Elderly	# Non-elderly Disabled	# Vacant Units
2-16	Stephen Crane	58 Evergreen Ln	99	98	98	0	0	40	21	29	8
2-16	Stephen Crane	60 Cedar Ln	99	99	0	99	0	36	23	30	10
2-17	Kretchmer Elderly	35 Van Vechten Street	99	98	98	0	0	25	37	31	5
2-17	Kretchmer Elderly	31 Van Vechten Street	99	98	0	98	0	24	31	31	12
2-19E	GiGi Foushee Towers	69 Lincoln St	63	62	62	0	0	45	15	0	2
2-19E	GiGi Foushee Towers	79 Lincoln St	63	60	60	0	0	44	12	0	4
2-19E	GiGi Foushee Towers	89 Lincoln St	63	59	59	0	0	42	14	0	3
2-19E	GiGi Foushee Towers	99 Lincoln St	63	63	63	0	0	43	12	1	7
2-21A	Kretchmer Elderly	100 Ludlow St	140	140	0	140	0	34	43	14	49
2-21A	Kretchmer Elderly	122 Ludlow St	80	79	79	0	0	18	16	14	31
2-21A	Kretchmer Elderly	963 Frelinghuysen Ave	80	80	80	0	0	16	30	14	20
2-21A	Kretchmer Elderly	991 Frelinghuysen Ave	140	140	0	140	0	23	37	29	51
2-21E	Seth Boyden Elderly	120 Dayton St	140	137	0	137	0	32	40	32	33
2-21E	Seth Boyden Elderly	130 Dayton St	140	140	140	0	0	35	35	33	37
2-21E	Seth Boyden Elderly	27 Foster St	80	80	80	0	0	21	16	22	21
2-21F	Seth Boyden Elderly	46 Evergreen Street	140	139	139	0	0	67	55	7	10
2-21F	Seth Boyden Elderly	839 Frelinghuysen Ave	60	59	59	0	0	22	17	17	3
2-22B	Baxter Elderly	9 Summit St	125	124	0	124	0	41	20	29	34
2-22B	Baxter Elderly	25 Summit St	125	125	125	0	0	39	35	31	20
2-22C	Stephen Crane Elderly	880 Franklin Ave	69	69	69	0	0	39	13	4	13
2-22C	Stephen Crane Elderly	900 Franklin Ave	237	235	235	0	0	91	53	46	45
2-22C	Stephen Crane Elderly	920 Franklin Ave	69	69	0	69	0	25	13	14	17
2-22D	Stephen Crane Elderly	789 North 6th St	69	69	0	69	0	32	18	16	3
2-22D	Stephen Crane Elderly	801 North 6th St	237	235	235	0	0	106	72	51	6
2-22D	Stephen Crane Elderly	815 North 6th St	69	68	68	0	0	48	17	1	2
2-25	James C. White Manor	516-518 Bergen St	206	205	205	0	0	189	13	2	1
	TOTAL		2854	2830	1954	876	0	1177	708	498	447

(a) Project or portion of the project to be designated

As shown in Table B above, NHA is proposing to designate all buildings as either elderly or non-elderly disabled. The designations have been spread through all wards of the city that have elderly/disabled properties, thus ensuring that applicants have multiple options for selecting the area of the city in which they wish to live.

(b) Types of Tenant for which the project is to be designated

For buildings/units designated for Elderly families, new admissions and transfers will be for families defined by HUD as elderly or, should there ever be an insufficient number of elderly families applying for units, a second priority for admission/transfer to these buildings will be granted for near elderly families. For the buildings/units designated for non-elderly disabled, new admissions and transfers will be for families defined by HUD as disabled, under age 62.

(c) Supportive Services to be provided to tenants of the designated project (or portion of the project)

Attached to this application for designation is a comprehensive list of services available to residents of the housing to be designated. To summarize, NHA and the City of Newark has a service-rich environment with supportive service staff on a scheduled rotation in each of the properties where buildings are proposed for designation. In fact, in its *FY 2007 One Year Action Plan,* the City of Newark indicates that it will "continue to direct its resources into the areas with the highest needs, such as housing and medical care, which are relatively congruent with minority concentrations." In addition, there is a wealth of community services available to both the elderly and disabled residents of the neighborhood, many of which are being funded through the Community Development Block Grant program HOME and HOPWA. Finally, within the context of extremely limited funding, NHA is engaged in ongoing efforts to expand the range, quality and location of services for elderly, near elderly and younger persons with disabilities. NHA views its responsibilities for non-shelter services seriously, taking roles as both an advocate for residents with special service needs (when outside agencies provide needed services) and as a direct service provider subject to funding availability. Security is provided by a combination of Newark Police (911 response and major investigations) and NHA's security service (building patrols and response to complaints).

(d) How the design and related facilities of the project accommodate the special environmental needs of the intended occupants

The buildings proposed for designation, were designed and built with an elderly population in mind, but can serve near-elderly disabled families equally well. These are high-rise elevator buildings with accessible routes, common areas and accessible units[2] and a variety of services (see attached list of services) available within the building and

[2] The term accessibility as used here means in compliance with the Uniform Federal Accessibility Standards

nearby in the neighborhoods. All of the buildings are convenient to public transportation and offer off-street parking for residents with cars.

3. Alternative Resources

NHA believes that the balance of elderly and non-elderly disabled designations represents the immediate and future housing needs in Newark. With the separate designation, it is anticipated that NHA may see an increase in demand by each group, seeking housing that meets their special needs. NHA intends to monitor the populations of the waiting list and each building closely and, if needed, will request a change in the designation if data appears to indicate that a different mix of designated buildings is appropriate. Presented in Table C below is a demographic breakdown of the site-based waiting lists for the current mixed population buildings as of May 2008. The site-based list does not break down applicants by building, but simply by property. Once this Designation Plan is approved, all applicants will be given an opportunity to re-select developments in which they are interested. If it is determined that there are insufficient applicants for a specific building, the waiting list will be reopened for that building.

TABLE C – WAITING LIST

Development Number and Name	Number Available Units	Elderly	Near Elderly	Non-elderly disabled	Total
NJ 2-16 Stephen Crane	197	25	70	102	197
NJ 2-17 Kretchmer	196	15	77	108	200
NJ 2-19B G. Foushee	244	13	14	2	29
NJ 2-21A Kretchmer	439	74	133	160	367
NJ 2-21E Seth Boyden	357	16	77	112	205
NJ 2-21F Seth Boyden	140	16	66	96	178
NJ 2-22B Baxter	249	16	74	82	172
NJ 2-22C Stephen Crane	373	57	144	144	345
NJ 2-22D Stephen Crane	372	59	140	145	344
NJ 2-25 James C. White	205	67	45	8	120
Totals	**2772**	**1277**	**1251**	**1500**	**5042**

Examination of the waiting list and the proposed Designation Plan reveals that the elderly, near elderly and non-elderly disabled families should have sufficient options for housing. Of course, all families will still be eligible to apply for housing in the public housing family developments and for Section 8 Housing Choice Vouchers (if the waiting lists are open). Upon approval of this Plan, NHA will offer all applicants an opportunity

to select buildings for which they may be eligible and that meet their needs. All applicants will retain their original application date. NHA will monitor the waiting list and the occupancy of each development and, in the event that it appears that one of the designated groups appears to be underserved in the future, NHA will examine alternatives, such as redesignating buildings or other approaches. Finally, both the public housing Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan will be revised to provide for vouchers as follows:

> "If a family reaches the top of the 1st Available Apartment Waiting List and there is no housing other the appropriate designation available, but there is housing of the other designation available (i.e., a disabled family reaches the top of the waiting list and only elderly designated housing is available) the family will be offered the next available Housing Choice Voucher as an alternative. The family may accept the voucher or may remain on the public housing waiting list until a unit of the appropriate designation becomes available."

4. No Eviction or Lease Termination Due to Designation

NHA intends to abide by the statutory requirement that "any tenant who is lawfully residing in a dwelling unit in a public housing project may not be evicted or otherwise required to vacate.... because of the designation".

5. Voluntary Relocation Because of Designation

NHA intends to implement a number of housing management strategies designed to relieve the pressure that currently exists within the buildings being designated. With little support from the courts for evictions associated with non-violent lease violations (other than non-payment of rent), NHA will continue to work with service providers, especially those working with mentally and emotionally disabled families. Supportive services staff will continue to receive training to assist families as well as to work through issues that create tension between the elderly and non-elderly populations of the mixed population buildings. In addition, NHA will take advantage of opportunities to relocate families on a voluntary basis within a development or to a different development in order to resolve management problems. NHA's Admissions and Continued Occupancy Policy (ACOP) will be modified upon approval of this designation to contain a transfer category for Designated Housing Voluntary Transfers and will be available to both elderly residents who choose to transfer and to non elderly disabled who choose to transfer. Costs for the moves will be paid by NHA. In addition, NHA may offer a three month rent rebate in certain circumstances for those volunteering to relocate. The new transfer category for the Designated Housing Voluntary Transfer will be described in the ACOP as follows:

> "Families living in a building that is designated for a different family type (i.e., an elderly family living in a building designated for non-elderly disabled families) may request a transfer to a building that is designated for their family type."

The hierarchy of transfers will be modified to include the Designated Housing Voluntary Transfer as a Tier One Transfer as follows:

> "**Tier One Transfers:**
> The following transfers, in the order stated below, take precedence over all new admissions. These transfers are based on availability of the appropriate location, size and features of the available units:
>
> 1. Emergency Transfers
> 2. Demolition, Disposition, Revitalization, or Rehabilitation Transfers
> 3. Transfers to make an accessible apartment available to a disabled family
> 4. Reasonable Accommodation Transfers
> 5. Designated Housing Voluntary Transfers
> 6. Transfers for families living in high rise buildings with minor children
>
> **Tier Two Transfers:**
>
> 1. Over/underhoused by more than 2 bedrooms
> 2. Over/underhoused by 2 or less than 2 bedrooms
> 3. Incentive transfers"

Finally, the "Cost of Transfers" section of the ACOP will be modified as follows:

> "NHA will pay for reasonable costs related to mandatory transfers, with the exception of Occupancy Standard transfers. NHA will pay for reasonable costs related to Reasonable Accommodation transfers and Designated Housing Voluntary Transfers. Moving costs must be pre-approved by NHA. For all other transfers, all costs associated with the transfer will be the responsibility of the resident family.
>
> For Designated Housing Voluntary Transfers, NHA may offer up to three months rent rebate."

6. Inapplicability of Uniform Relocation Assistance and Real Property Acquisition Policy

Families that volunteer to move will not be considered displaced for purposes of Uniform Relocation Assistance.

7. Eligibility of Near Elderly Families

NHA will offer occupancy at designated buildings to near elderly families if there are too few elderly applicants to fill vacant units in buildings designated as elderly.

Support Services Provided to Tenants of the Designated Projects

Subject to funding availability, supportive services are provided by NHA and/or its service partner agencies to tenants of designated buildings as follows:

- Aids individuals/families having problems with family relationships or other aspects of their social functioning which adversely affect their family unit or personal lives
- Assists in determining financial eligibility for public assistance programs
- Assists in promoting and organizing community resources for residents and making appropriated referrals to other agencies
- Coordinates social, recreational and health services for elderly/disabled residents of NHA
- Coordinates Community Relations Program to promote unity in a community

Letter(s)of Commitment/Collaborative Agreement and/or Memorandum(s) of Agreement have been established between the Newark Housing Authority and the Essex County Office of the Disabled and the Mount Carmel Guild, North Jersey Medical Society, Newark Emergency Services for Families, HOPWA, Adult Protective Services, United Community Corp., Newark Beth Israel Medical Center and Essex Soul-O-House.

Organization	*Qualifications/Experience*	*Services*
Newark Emergency Services for Families, Inc. 982 Broad Street Newark, NJ 07102 643-5727 Jeanette Page-Hawkins, Executive Director	The Newark Emergency Services a private non- profit social service agency serving disadvantaged residents of Newark and Essex County, New Jersey since 1977. During that period of time over 500,000 families and individuals have been assisted. The mission of NESF is to help families and individuals stabilize when crises occur by linking people in need to available services, providing direct services, identifying and resolving service gaps by building a network of service agencies, assisting people to empower themselves, and challenging the community to respond to its existing needs.	AA and /Discussion Meetings Intermittently Nutrition Personal Health Plan Life Skills

Organization	*Qualifications/Experience*	*Services*
United Community Corporation 31 Fulton Street Newark, NJ 07101 Rev. Vale (973) 642-0181	The United Community Corporation is a non-profit organization located in the City of Newark. One of the first model city entities in the nation UCC has been delivering services to Newark residents for over thirty years. Organized in 1964 as a designated anti-poverty program for the City of Newark, its mission is to provide comprehensive service for low-income families in crisis or at risk	Pantry Services: 330 Projected non-elderly @ $50.00 per month = $198,000.per year Job Skills Job Counseling and Referral Employment Assistance Computer Training Literacy Program
North Jersey Medical Society 280 South Harrison Street, Suite 303 East Orange, NJ 07018 (973) 744-3136	The North Jersey Medical Society was founded in 1953. A majority of its membership lives in northern New Jersey. The largest components of physicians live and/or practice in Newark, NJ. The President of the NJMS is a former resident of the Stella Wright Housing Project	Internal Medicine Geriatrics Podiatry Medicine Urology
HOPWA 110 William Street Newark, NJ 07102 Maria Irizarry, Executive Assistant (973) 733-4402	The Housing Opportunities for People With Aids (HOPWA) service delivery system is targeted to address persons with AIDS and related diseases and their families throughout Essex, Union, Morris, Sussex and Warren Counties.	HOPWA funded projects: 2 Registered Nurses for each Health clinics (4) = 8 @ $75,000 • Administrates non-profit funds for City • Renovations to 2 shelters & HIV/AIDS sites
Columbus Hospital 495 North 13th Street Newark, NJ John McCarthy, Finance Administrator 973-268-1400	The Columbus Hospital is a neighborhood hospital that has serviced the North Ward of Newark for over eighty years. The hospital has a host of services and provides on-site and off-site services on an emergency basis	Short Term Care Facility The Therapeutic Learning Center Fire Net Program
St. Michaels Hospital/Cathedral Health Care Services 268 Martin Luther King Blvd 219 Chestnut Newark NJ Grants Administrator, Michael Rems X3570 973-877-5000	Cathedral Care Services is a St. Michaels affiliate which services the North Ward of the City of Newark – Services are provided on-site and off-site on an emergency basis.	Psychiatric Emergency Screening Service with mobile screening capability Adult Voluntary Unity with Dual Diagnosis focus Short Term Care Facility The Therapeutic Learning Center Fire Net Program

Organization	*Qualifications/Experience*	*Services*
Mount Carmel Guild Integrated Case Management Services (ICMS) 273 Oliver Street Newark, NJ Roman Mykyta, Manager (973) 522-2100	Mount Carmel Guild is a member of Catholic Community Services (CCS). CCS has been a provider of charitable initiatives to the citizens of Newark for many years. Mount Carmel Guild is the behavior health care system providing intensive "in-vivo" case management services to severely and persistently mentally ill adults 18 and over residing in the City of Newark. The goal o f the Mount Carmel Guild, Integrated Case Management Program (ICMS) is to reduce the need for unnecessary psychiatric re-hospitalizations of their clients. Their methodology is to refer and link clients with professional and natural support services that will enable the individual to enjoy a high quality of life in the community as his/her disability will allow.	ICMS Services Provided: • Consumer Identification and Outreach • Engagement • Individual Assessment • Community Assessment and Continuity of Care • Service Planning • Linkage with requisite services • Monitoring of service delivery • Consumer psycho-education and support • Family/significant other education and support • Consumer Advocacy • Crisis intervention and assistance • Symptom assessment , management, and supportive counseling
Essex County Office of the Disabled Cedar Grove, New Jersey Sally Goodson, Director (973) 228-8230	Essex County Department of Health and Rehabilitation is a department in Essex County government. Housed in Cedar Grove this department advocates and services the mentally disabled.	Offer services to disabled population in community environment Will work with NHA to coordinate on and off-site supportive services for the physically and mentally disabled residents- NHA will give Essex County the names of disabled who will identify clients and refer them to Mt. Carmel for treatment at no cost to NHA.
Essex Substance Abuse Treatment Center Soul House 24 Lock Street Newark, NJ 07103 Dr. Marcia Leonard, Executive Director (973) 643-3888	Soul House is a community based organization that has been delivering services to the public housing community for over ten years. This organization addresses an array of resident issues. It operates two Methadone Clinics in Newark and can refer residents to Detox and Rehabilitation treatment in area hospitals.	• 3 days per weeks at Kretchmer /Seth • 2 days per weeks Stephen Crane sites • Workshop(Substance Abuse Addiction Recovery) • HIV/AIDS Services referrals • Detox Referrals to Hospitals • Methadone Clinic Referrals
Adult Protective Services 59 Main Street Orange, NJ 07050 Mami Paperman, Director (93) 673-6366	Adult Protective Services helps vulnerable adults who are being subjected to abuse, neglect or exploitation and cannot fully protect or care for them selves.	When a report is made, a worker will make a home visit and determine whether someone who cannot protect him or herself is being abused, neglected or exploited. If the report is confirmed APS identifies needed services. APS will help the adult get the services that they need. 10% of disabled building pop = 33 X $1,000 per client

Organization	*Qualifications/Experience*	*Services*
Newark Beth Israel Medical Center Behavioral Health Department 201 Lyons Avenue Newark, NJ Paivi Anderson, Director Outpatient Services (973) 926-7300	Newark Beth Israel Medical Center (NBIMC), an Affiliate of the Saint Barnabas Health Care System, is celebrating 100 years of service to the greater Newark community. NBIMC is a 669 bed institution offering a full range of medical, surgical, and behavioral health services.	The Behavioral Health services include: • Psychiatric Emergency Screening Service with mobile screening capability • Adult Voluntary Unity with Dual Diagnosis focus • Short Term Care Facility • Children's Intensive Outpatient Programs – The Therapeutic Learning Center • Essex County Youth Case Management Program • Fire Net Program • Adult and Child/Adolescent Outpatient Services providing individual, family/group therapy and medication management services.

Supportive Community Medical Centers

- Crisis Intervention Services:

  Clara Maass Hospital
  Clara Maass Dr.
  Belleville, NJ 07108
  Tel: 973-844-4355
  Program: Outpatient
  Contact Person: Ellen Stavich

  Columbus Hospital
  495 North 13th Street
  Newark, NJ 07107
  Tel: 973-268-1417
  Program: Outpatient
  Contact Person: Joan Schaper

  St. Michaels Hospital
  268 M L King Blvd #5C
  Newark, NJ 07102
  Program: Outpatient
  Contact Person: Karen McLeod

  St. James Hospital
  155 Jefferson Street
  Newark, NJ 07112
  Tel: 973-465-2605
  Program: Short Term Care Facility
  Contact Person: Rose Christen

- On-Site Health Clinics

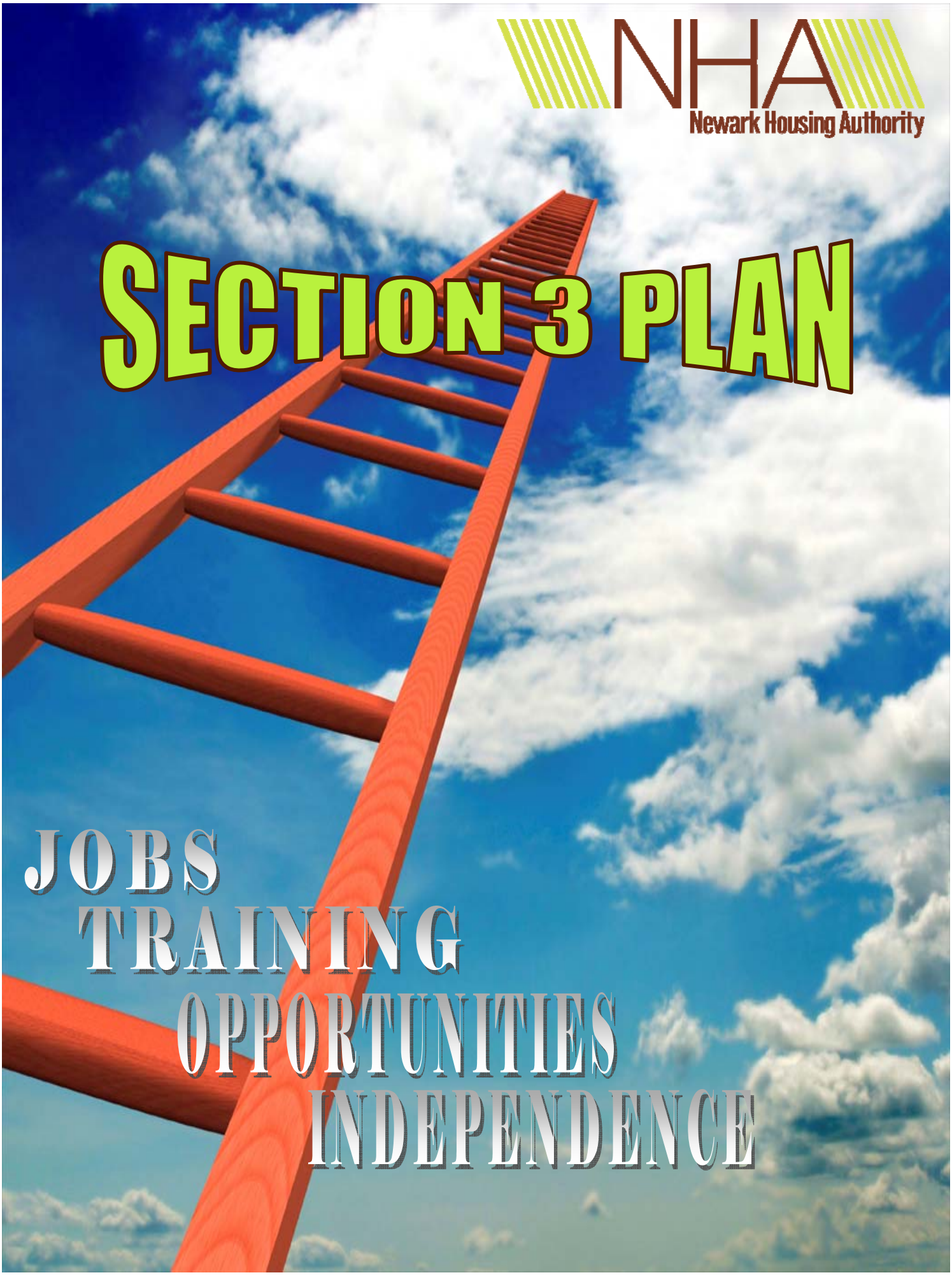
  Newark Community Health Center
  James C. White Manor
  516 Bergen Street
  Newark, NJ

  GiGi Foushee Clinic
  79 Lincoln Street
  Newark, NJ 07103

  Baxter Elderly Health Center
  9 Summit Street
  Newark, New Jersey
  Program: Health Services Tues and Thursday

  Stephen Crane Health Center
  801 North 6th Street
  Newark, NJ 07104

Section 3 Policy and Plan
(Attachment F)


NHA
Newark Housing Authority
SECTION 3 PLAN
JOBS
TRAINING
OPPORTUNITIES
INDEPENDENCE

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Exhibits/Forms

Exhibit 1: Certification for Business Concerns Seeking Section 3 Preference

Exhibit 2: Certification of Residents Seeking Preference in Training and Employment

Exhibit 3: Contracting Policy & Procedure

Exhibit 4: Examples of Procurement Procedures that Provide Preference for Section 3 Business Concerns

Exhibit 5: Special Conditions

GENERAL POLICY STATEMENT

It is the policy of the Housing Authority of the City of Newark (hereinafter referred to as NHA) to require its contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status and to take affirmative action to ensure that both job applicants and existing employees are given fair and equal treatment.

The Housing Authority of the City of Newark implements this policy through the awarding of contracts to contractors, vendors, and suppliers, to create employment and business opportunities for residents of the NHA and other qualified low and very low-income persons residing in the area where contracted project is located.

The policy shall result in a reasonable level of success in the recruitment, employment, and utilization of NHA residents and other eligible persons and businesses/contractors working on contracts partially or wholly funded with the United States Department of Housing and Urban Development (HUD) monies. The NHA shall examine and consider a contractor's or vendor's potential for success in providing employment and business opportunities to NHA residents prior to acting on any proposed contract award.

SECTION 3 PURPOSE

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) (Section 3) requires that NHA ensures that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low and very low-income individuals, especially recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very low-income individuals.

Section 3 requirements apply to all contractors and subcontractors performing work in connection with projects and activities funded by public housing assistance covered by Section 3, regardless of the amount of the contract or subcontract. Section 3 covered contracts do not include contracts for the purchase of supplies and materials unless the contract includes the installation of the materials.

A business concern seeking to qualify for a Section 3 contracting preference shall certify or submit evidence that the business concern qualifies as a Section 3 business concern. The Section 3 business must also be able to demonstrate its ability to complete the contract. The ability to perform successfully under the terms and conditions of the proposed contract is required of all contractors and subcontractors subject to the procurement standards of 24 CFR 85.36, 24 CFR 85.36b(8).

Contractors who do not qualify as Section 3 business concerns, but who enter into a contract with the assisted agency, must agree to comply with certain general conditions. All contractors and subcontractors, including Section 3 businesses, must comply with these general conditions. Included in these conditions is the requirement that each contractor and subcontractor submit with each pay request a report of Section 3 compliance (Exhibit 1). Failure to comply with these general conditions may lead to sanctions, which can include termination of the contract for default and suspension or debarment from future HUD-assisted contracts.

Questions regarding this information shall be directed to:

Hayley Snaddon, Esq.
Director of Contracts and Procurement
Newark Housing Authority
500 Broad Street, 5th Floor
Newark, NJ 07102
(P) 973.273.6406

SECTION 3 CONTRACTING POLICY AND PROCEDURE

The NHA will incorporate Section 3 in its existing Procurement Policy and adopt a Section 3 Contracting Policy and Procedure to be included in all procurements generated for use with HUD funding. This policy and procedure contains goal requirements for awarding contracts to Section 3 Business Concerns.

All contractors/businesses seeking Section 3 preference must, before submitting bids/proposals to the NHA, be required to complete certifications, as appropriate, as acknowledgement of the Section 3 contracting and employment provisions required by this section. Such certification shall be adequately supported with appropriate documentation as referenced in the form.

The existing Procurement Policy also contains goal requirements for awarding contracts to Small Disadvantaged Businesses, formerly Minority and Women Business Enterprises (M/WBE).

Resident Preference

Provide employment opportunities to Section 3 residents in the priority order listed below:

A) Category 1 – Section 3 Resident
Residents of the housing development(s) for which the contract shall be expended.

B) Category 2 – Section 3 Resident
Residents of other housing developments managed by NHA.

C) Category 3 – Section 3 Resident
Participants in HUD Youthbuild Program being carried out in the project boundary area.

D) Category 4 – Section 3 Resident
Residents of Section 8 of NHA, as well as all other residents residing in the City of Newark who meet the income guidelines for Section 3 preference (refer to Section 3 Income Limits).

Business Concern Preference

In compliance with Section 3, the NHA Department of Contracts and Procurement require contractors to direct their efforts to the greatest extent feasible, towards Section 3 businesses/contractors in the following order of priority:

A) Category 1 – Business concerns that are 51% or more owned by residents of the housing development for which the work is performed, or whose full-time, permanent workforce includes 30% of these persons as employees.

B) Category 2 – Business concerns that are 51% of more owned by residents of the NHA's developments other than the housing development where the work is to be performed or whose full-time permanent workforce includes 30% of these persons as employees.

C) Category 3 – HUD Youthbuild programs that are being carried out in the City in which the Section 3 covered assistance is expended.

D) Category 4 – Business concerns that are 51% or more owned by a Section 3 resident(s), or whose permanent, full-time workforce includes no less than 30% Section 3; or that subcontract in excess of 25% of the total amount of subcontracts to Section 3 business concerns.

SECTION 3 PLAN OF ACTION

The contractor's commitment to Section 3 and Small Disadvantaged Businesses (formerly Minority and Women Business Enterprises) shall be demonstrated by submittal of evidence indicating an active Section 3 program hiring practices, minorities in upper management positions and/or minority ownership. There should also be evidence of utilization of Small Disadvantaged Businesses as subcontractors.

NHA will review bids from all contractors to determine whether the bidder has met the requirements of the Section 3 plan. Compliance will be monitored through NHA Project Managers (those charged with overseeing a specific contract).

To insure a comprehensive approach, the maintenance of the Section 3 Plan is being spearheaded by the Department of Operation, Office of Tenant Affairs. The Office of Tenant Affairs represents varied interests of all NHA residents; the ultimate interest overall being a better quality of life through independence. Assisted input from the Departments of Asset Management, Procurement and Contracts, Resident Services, Legal and Hope VI comprise an array of broad backgrounds to successfully implement the Section 3 plan.

Several initiatives are planned to implement, market, and record the Section 3 Plan of Action. The following eight goals have been identified:

1) Identify Section 3 businesses/contractors via the Department of Contracts and Procurement.
2) Obtain employment and training needs per contractor/subcontractor from Project Manager(s) on a monthly basis.
3) Establish a distribution system to announce jobs and training opportunities.
4) Utilize existing distribution system to announce contracting opportunities.
5) Establish a system to assess and certify Section 3 residents.
6) Establish a system of referrals via the Department of Resident Services for Section 3 participants deemed not ready for employment.
7) Maintain database to record and measure success of overall Section 3 plan.
8) Obtain Section 3 contractor's monthly reports from Project Managers.

SECTION 3 EMPLOYMENT & TRAINING GOALS

- It is the policy of the NHA to utilize residents and other Section 3 eligible persons and businesses in contracts partially or wholly funded with monies from the Department of Housing and Urban Development (HUD). NHA has established employment and training goals that contractors and subcontractors should meet in order to comply with Section 3 requirements. (Reference 24 CFR 135.30 – Numerical goal for meeting the greatest extent feasible requirement).

It is the responsibility of contractors, vendors and suppliers to implement progressive efforts to attain Section 3 compliance. Any contractor that does not meet the Section 3 numerical goals must demonstrate why meeting the goals were not feasible. All contractors submitting bids or proposals to the NHA are required to certify that they comply with the requirements of Section 3.

The Section 3 Contract Clause specifies the requirements for contractors hired for Section 3 covered projects. The Section 3 Clause must be included in all Section 3 covered projects. The Section 3 Contract Clause is included in Exhibit 3.

The Department of Operations, Office of Tenant Affairs will develop resources to provide training and employment opportunities to Section 3 program participants by implementing the following:

- Training opportunities will be advertised by distributing flyers via mass mailings and posting in common areas of the housing developments as well as Asset Management offices. Applicants expressing an interest in certain training will be notified directly as it becomes available.

- The tenant associations, Asset Managers, as well as neighborhood community organizations, and public assistance agencies will be contacted to request their assistance in notifying residents and other Section 3 eligible persons of the available training and employment opportunities.

- Employment opportunities will be advertised by posting job vacancies in common areas of all of the housing developments as well as contacting tenant associations, Asset Managers, neighborhood community organizations, and public assistance agencies.

- A database will be developed of certified Section 3 residents of NHA and other Section 3 residents as they apply for jobs and/or training to maintain skill assessment.

- A database will be developed of eligible, qualified Section 3 business concerns to contact with respect to the availability of contract opportunities.

- A provision for a specific number of public housing or Section 3 program participants to be trained or employed by the contractor will be incorporated into the contract.

SECTION 3 PROGRAM PARTICIPANT CERTIFICATION PROCEDURES

The NHA will certify Section 3 program participants who reside in the City of Newark and who are seeking preference in training and employment by completing and attaching adequate proof of Section 3 eligibility, as required.

- All persons living in the City of Newark who meet the Section 3 eligibility guidelines can, by appointment, visit with the Office of Tenant Affairs to complete a job readiness assessment.

- Once this assessment is complete, the Office of Tenant Affairs will determine if the individual meets the eligibility requirements and is job ready.

- If the individual is deemed eligible for Section 3 participation and deemed not ready for employment, a referral will be made through the Department of Resident Services to other agencies that are better equipped to address the individual's needs, i.e., substance abuse providers, etc.

- The Section 3 job readiness component is a part of the NHA commitment to provide economic opportunities and training to residents/eligible participants to become gainfully employed.

- Resident must complete the program they were referred to in order to be referred to the Section 3 Contractor.

RESIDENT HIRING REQUIREMENTS

The NHA has adopted the following scale for resident hiring that is to be used on all construction contracts, service contracts and professional service contracts that contain a labor component. It is expected that an appropriate number of residents with particular qualifications or a willingness to begin unskilled labor will be able to participate in the NHA contracted labor efforts. A prime contractor may satisfy NHA resident hiring requirements through its subcontractors.

TOTAL LABOR DOLLARS USE TOTAL CONTRACT AMOUNT FOR SERVICE CONTRACTS	**RESIDENT AS A % OF TOTAL LABOR DOLLARS**
Labor dollars $25,000, but less than $100,000	10% of the labor dollars or $10,000
$100,000, but less than $200,000	9% of the labor dollars or $16,000
At least $200,000, but less than $300,000	8% of the labor dollars or $21,000
At least $300,000, but less than $400,000	7 % of the labor dollars or $24,000
At least $400,000, but less than $500,000	6% of the labor dollars or $25,000
At least $500,000, but less than $1 million	5 % of the labor dollars or $40,000
At least $1 million, but less than $2 million	4 % of the labor dollars or $60,000
At least $2 million, but less than $4 million	3% of the labor dollars or $80,000
At least $4 million, but less than $7 million	2% of the labor dollars or $105,000
$7 million or more	1 ½% of the labor dollars

With this sliding formula, it is expected that an appropriate number of NHA residents and neighborhood residents with particular qualifications or willingness to begin unskilled labor will be able to participate in contracted labor efforts. A prime contractor, through its subcontractor(s), may satisfy the NHA resident hiring requirement set forth above.

1. Subcontract or joint venture with a resident owned business. The business must be 51% or more owned by NHA residents, or subcontract/joint venture with a business that employs full-time, 30% or more of NHA residents or low and very low-income individuals within the City of Newark, or

2. Direct hiring of NHA residents and/or low and very low-income neighborhood residents based on the Resident Hiring Scale, or

3. Contractor incurs the cost of providing skilled training for residents in an amount commensurate with the sliding scale set forth in the Resident Hiring Scale, or

4. Contractor makes a contribution to a fund established by NHA to provide assistance to residents to obtain training. The level of contribution would be commensurate with the sliding scale set forth in the Resident Hiring Scale.

ASSISTING CONTRACTORS TO ACHIEVE SECTION 3 GOAL HIRING AND CONTRACTING GOALS

The NHA will assist contractors with little or no experience in achieving Section 3 hiring and contracting goals by:

- Requiring the contractor to present a list, to the Project Manager, of the number of subcontracting and/or employment opportunities expected to be generated from the initial contract.

- The Office of Tenant Affairs will provide the contractor with a list of interested and qualified Section 3 residents for construction projects.

- The Department of Contracts and Procurement will provide contractor with a list of Section 3 business concerns interested and qualified for construction projects.

- The Office of Tenant Affairs will inform contractor of known issues that might affect Section 3 residents from performing job related duties.

- The Project Manager will review the new hire clause with contractors and subcontractors to ensure that the requirement is understood. It is not intended for contractors and subcontractors to terminate existing employees, but to make every effort feasible to employ Section 3 program participants before any other person, when hiring additional employees needed to complete proposed work to be performed with HUD (federal) funds.

EVIDENCE OF SECTION 3 CERTIFICATION

Any business seeking Section 3 preference in the awarding of contracts or purchase agreements with the NHA shall complete the Certification For Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability form, which can be obtained from the Department of Contracts and Procurement.

If the Bidder plans to comply with Section 3 by providing employment and/or training opportunities to residents of NHA and/or other Section 3 persons, the proposal must provide all information regarding any hiring/training duties, work, hours, and salaries. Bidders are required to submit, with their proposals on the form provided, their workforce requirements for performing the proposed contract regardless of whether additional hiring will be conducted. If additional hiring will not be conducted, the Bidder must, to the greatest extent feasible and consistent with all applicable laws, provide training to Section 3 persons.

EMPLOYMENT OF SECTION 3 PROGRAM PARTICIPANTS

- The Office of Tenant Affairs will conduct a pre-interview with all residents prior to being hired by a contractor.

- The pre-interview will assess job readiness (i.e., childcare, transportation, work maturity, job retention skills). Only residents meeting the minimum qualifications of the contractor or subcontractor will be referred to the job site. Residents not deemed job ready would be referred elsewhere. It is imperative that the resident's basic needs are met prior to employment.

- If a resident is referred to a contractor and does not perform satisfactorily due to poor work habits (i.e., tardiness, absenteeism, alcohol/drugs, abusive language, fighting, etc.) she/he will be allowed two additional opportunities to be referred to other contractors. If after that time the resident still does not perform satisfactorily, it will be mandatory that she/he attend and complete a job readiness class, alcohol/drug treatment center, or any other program that he or she may be required to attend. After successful completion, the resident will be given the opportunity to be reinstated on the list of residents available for work.

- Residents experiencing problems with contractors should first communicate the problem to the employer. If the problem cannot be solved between the employee and employer, the Office of Tenant Affairs will meet with the parties involved to assist in trying to resolve the problem. Residents and employers (contractors or subcontractors) should document problems whenever they occur and record any and all efforts to correct them. The written documentation of the problem should be submitted to the Office of Tenant Affairs.

- In order to qualify for employment with contractors, public housing residents must have their name(s) on a NHA lease, be current on rent, be at least eighteen years of age, and not be involved in any legal action with NHA (current documented eviction, criminal and drug activity or trespassing).

- Residents not interested in construction employment opportunities will be assessed for other skills (clerical, administrative, etc.) and will have the opportunity to receive help with interviewing techniques, mock interviews, resume preparation, application assistance, employment leads, and how to dress for success when conducting a job search.

- Residents interested in pursuing General Equivalency Diploma (GED) and continued training education will be referred to those resources by the

Department of Resident Services who will maintain bi-weekly contact with residents to monitor progress.

CONTRACTOR'S REQUIREMENTS IN EMPLOYING SECTION 3 PARTICIPANTS

Under the NHA Section 3 Program, contractors and subcontractors are required to provide employment opportunities to Section 3 residents/participants in the priority order listed below:

A) Category 1 – Section 3 Resident

Residents of the housing development(s) for which the contract shall be expended.

B) Category 2 – Section 3 Resident

Residents of other housing developments managed by NHA.

C) Category 3 – Section 3 Resident

Participants in HUD Youthbuild Program being carried out in the project boundary area.

D) Category 4 – Section 3 Resident

Residents of Section 8 of NHA, as well as all other residents residing in the City of Newark who meet the income guidelines for Section 3 preference (refer to Section 3 Income Limits).

After the award of contracts, the contractor must, prior to beginning work, inform NHA of the following:

- Names of the Section 3 business concerns to be utilized,
- Estimates of the number of employees to be utilized for contract,
- Projected number of available positions, to include job descriptions and wage rates (construction wages consistent with Davis Bacon),

Contractors must notify the NHA of their interests regarding employment of Section 3 participants prior to hiring. The Office of Tenant Affairs will ensure that the participant is Section 3 eligible, by assessing the Section 3 database to ensure job readiness. Additionally, the legal department will be contacted to ensure that the individuals are not involved in any legal proceedings against/with the NHA.

Submit a list of core employees (including administrative, clerical, planning and other positions pertinent to the construction trades) at the time of contract award.

Document the performance of Section 3 participants (positive and negative), regarding punctuality, attendance, etc., and provide this information to the Project Manager for the Office of Tenant Affairs.

Immediately notify the Project Manager of any problems experienced due to the employment of Section 3 participants.

Immediately notify the Project Manager if a participant quits, walks off, or is terminated for any reason. The contractor must provide written documentation of all such incidents to support such decisions to the Project Manager for the Office of Tenant Affairs to determine if an investigation is warranted.

INTERNAL SECTION 3 COMPLAINT PROCEDURE

In an effort to resolve complaints generated due to non-compliance through an internal process, NHA encourages submittal of such complaints to the Office of Tenant Affairs as follows:

- Complaints of non-compliance should be filed in writing and must contain the name of the complainant and brief description of the alleged violation of 24 CFR 135.

- Complaints must be filed within thirty (30) calendar days after the complainant becomes aware of the alleged violation.

- An investigation will be conducted if complaint is found to be valid. The Office of Tenant Affairs will conduct an informal, but thorough investigation affording all interested parties, if any, an opportunity to submit testimony and/or evidence pertinent to the complaint.

- The Office of Tenant Affairs will provide written documentation detailing the findings of the investigation of the NHA. The NHA will review the findings for accuracy and completeness before it is released to complainants. The findings will be made available no later than thirty (30) days after the filing of complaint.

If complainants wish to have their concerns considered outside of the NHA, a complaint may be filed with:

Assistant Secretary for Fair Housing and Equal Opportunity
United States Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410

The complaint must be received not later than 180 days from the date of the action or omission upon which the complaint is based, unless the time for filing is extended by the Assistant Secretary for good cause shown.

DEFINITIONS

Applicant – Any entity which makes an application for Section 3 covered assistance, and includes, but is not limited to, any State, unit of local government, public housing agency or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association.

Assistant – the Assistant Secretary for Fair Housing and Equal Opportunity.

Business Concern – a business entity formed in accordance with State law, and which is licensed under State, county or municipal law to engage in the type of business activity for which it was formed.

Contractor– any entity which contracts to perform work generated the expenditure of Section 3 covered assistance, or for work in connection with a Section 3 covered project.

Employment Opportunities Generated by Section 3 Covered Assistance – all employment opportunities generated by the expenditure of Section 3 covered public assistance (i.e. operating assistance, development assistance and modernization assistance, as described in Section 135.3 (a) (1). With respect to Section 3 covered housing and community development assistance, this term means all employment opportunities arising in connection with Section 3 covered projects (as described in Section 135.3 (a) (2)), including management and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities, (e.g. construction manager, relocation specialist, payroll clerk, etc.)

Housing Authority (HA) – Public Housing Agency.

Housing Development – low-income housing owned, developed, or operated by public housing agencies in accordance with HUD's public housing program regulations codified in 24 CFR Chapter IX.

HUD Youthbuild Programs – programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12899), and provide disadvantaged youth with opportunities for employment, education, leadership

development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low-income families.

JTPA – The Job Training Partnership Act (29 U.S.C. 1579 (a)).

Low-income person – families (including single persons) whose incomes do not exceed 80 percent of the median income for the area, as determined by the Secretary of the U.S. Housing and Urban Development, with adjustments for smaller and larger families. However, the Secretary may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families.

Metropolitan Area – a metropolitan statistical area (MSA), as established by the Office of Management and Budget.

New Hires – full-time employees for permanent, temporary or seasonal employment opportunities.

Recipient – any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State unit of local government, PHA, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor, assignee or transferee of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

Section 3 – Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 Business Concern – a business concern, defined as follows:

1) That is 51 percent or more owned by Section 3 resident: or
2) Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
3) That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontractors to be awarded to business concerns that meet the qualifications set forth in paragraphs 1 or 2 above.

Section 3 Covered Assistance –

1) public housing development assistance provided pursuant to Section 5 of the 1937 Act;
2) public housing operating assistance provided pursuant to Section 9 of the 1937 Act;
3) public housing modernization assistance provided pursuant to Section 14 of the 1937 Act;
4) assistance provided under any HUD housing or community development program that is expended for work arising in connection with housing rehabilitation, construction, or other public construction project (which includes other buildings or improvements, regardless of ownership).

Section 3 Clause – the contract provisions set forth in Section 135.38.

Section 3 Covered Contracts – a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project.

Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation (FAR). Section 3 covered contracts also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract.

Section 3 Covered Project - the construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

Section 3 Resident – a public housing resident or an individual who resides in the metropolitan area or non-metropolitan county in which the Section 3 covered assistance is expended and who is considered to be a low to very low-income person.

Subcontractor – any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor's obligation for the performance of work generated by the expenditure of Section 3 covered assistance, or arising in connection with a Section 3 covered project.

Very low-income person – families (including single persons) whose income do not exceed 50 percent of the median family income for the area, as determined by the Secretary of HUD with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower then 50 per centum of median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

SECTION 3 CLAUSE

All Section 3 covered contracts shall include the following clause (referred to as the Section 3 Clause):

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization representative, workers with which the contractor has a collective bargaining agreement, or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number of job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each, the name and location of the person(s) taking applications for each of the positions, and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian Housing Assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

Exhibit 1

SECTION 3 CERTIFICATION: STATUS OF BUSINESS CONCERN
PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY

Name of Business_____

Address of Business _____

Type of Business: ☐ Corporation ☐ Partnership
☐ Sole Proprietorship ☐ Joint Venture

Attached the following required documentation as evidence of status:

STATUS 1: RESIDENT OWNED BUSINESS
(for business claiming status as a Section 3 resident-owned enterprise)
☐ Copy of resident lease
☐ Copy of evidence of participation in a public assistance program
☐ Copy of receipt of public assistance
☐ Other evidence

For business entity as applicable:
☐ Copy of Articles of Incorporation
☐ Assumed Business Name Certificate
☐ List of owners/stockholders and % ownership of each
☐ Organization chart with names and titles and brief function statement
☐ Certificate of Good Standing
☐ Partnership Agreement
☐ Corporation Annual Report
☐ Latest Board minutes appointing officers
☐ Additional documentation

STATUS 2: SUBCONTRACTING TO SECTION 3 BUSINESS(ES)
(for business claiming Section 3 status by subcontracting 25 percent of the dollar awarded to qualified Section 3 business)
☐ List of subcontracted Section 3 business(es) and subcontract amount

STATUS3: SECTION 3 RESIDENT EMPLOYEES BUSINESS
For business claiming Section 3 status, claiming at least 30 percent of their workforce are currently Section 3 residents or were Section 3 eligible residents within 3 years of date of first employment with the business:
☐ List of all current full-time employees
☐ PHA/IHA Residential lease less than 3 years from day of employment
☐ List of employees claiming Section 3 status
☐ Other evidence of Section 3 status less than 3 years from date of employment

Evidence of ability to perform successfully under the terms and conditions of the proposed contract:
☐ Current financial statement
☐ Statement of ability to comply with public policy
☐ List of owned equipment
☐ List of all contracts for the past two years

_____
SIGNATURE

PRINT NAME:_____

Exhibit 2

The Housing Authority of the City of Newark

RESIDENT EMPLOYMENT OPPORTUNITY DATA

THE HOUSING AUTHORITY OF THE CITY OF NEWARK

ELIGIBILITY FOR PREFERENCE

Eligibility for Preference

A Section 3 resident seeking the preference in training and employment provided by this part shall certify, or submit evidence to the recipient contractor or subcontractor, if requested, that the person is a Section 3 resident, as defined in Section 135.5. (An example of evidence of eligibility for the preference is evidence of receipt of public assistance, or evidence of participation in a public assistance program.)

Certification for Resident Seeking Section 3 Preference in Training and Employment

I, _____, am a legal resident of the _____

_____ and meet the income eligibility guidelines for a low- or very-low-income person as published on the reverse.

My permanent address is:

_____

_____

I have attached the following documentation as evidence of my status:

☐ Copy of lease

☐ Copy of receipt of public assistance

☐ Copy of Evidence of participation in a public assistance program

☐ Other evidence

_____ _____
Signature

_____ _____
Print Name Date

The Housing Authority of the City of Newark

SECTION 3 INCOME LIMITS

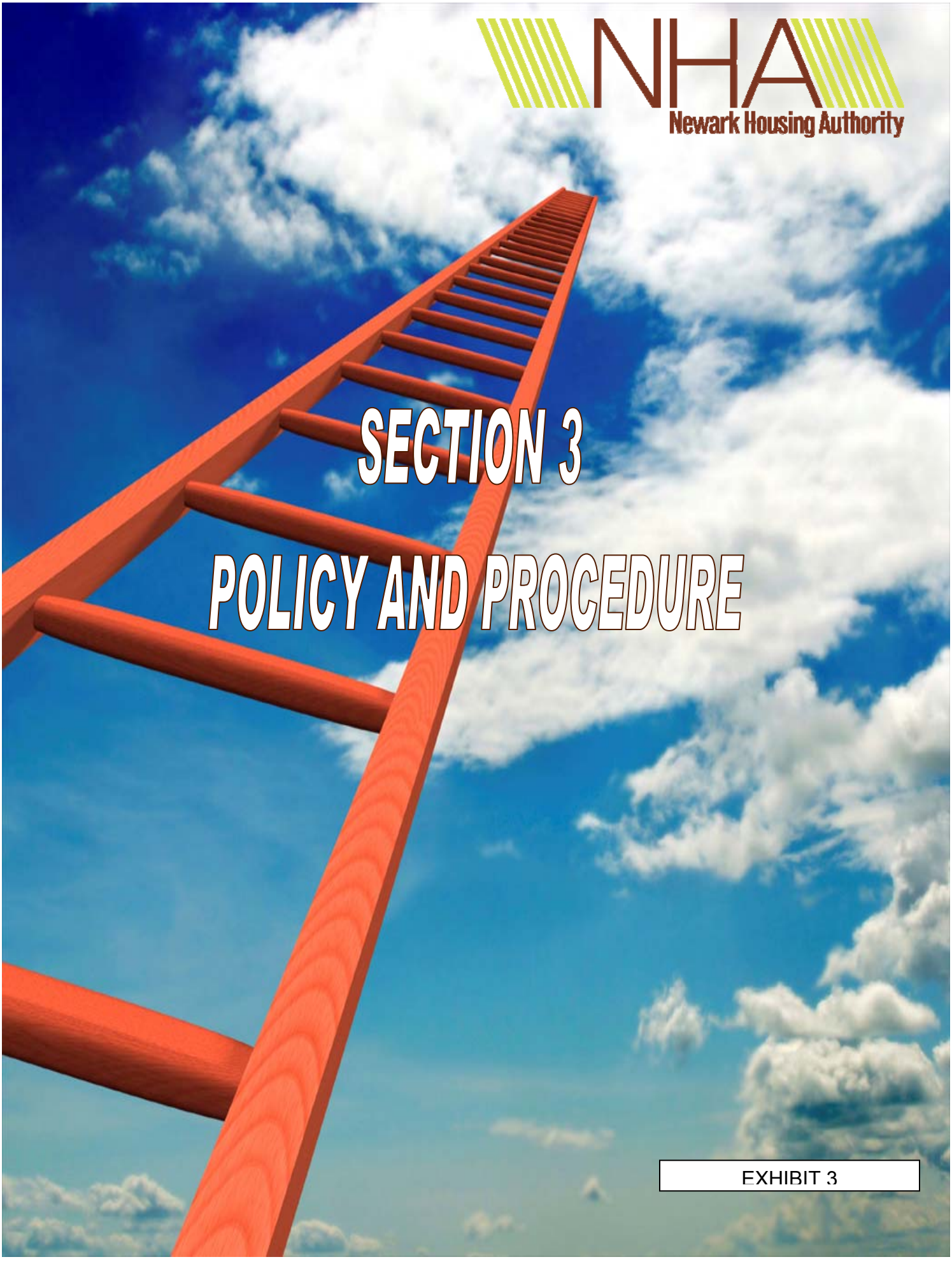
All residents of public housing developments of the NHA qualify as Section 3 residents. Additionally, individuals residing in the County of Essex, City of Newark, who meets the income limits set forth below, can also qualify for Section 3 status.

A picture identification card and proof of current residency is required.

ELIGIBILITY GUIDELINES

Number in Household	Very Low Income	Low Income
1 individual	$29,550	$43,050
2 individuals	$33,750	$49,200
3 individuals	$38,000	$55,350
4 individuals	$42,200	$61,500
5 individuals	$45,600	$66,400
6 individuals	$48,950	$71,350
7 individuals	$52,350	$76,250
8 individuals	$55,700	$81,200

Income Limit areas are based on FY 2008 Fair Market Rent (FMR) areas.


NHA
Newark Housing Authority
SECTION 3
POLICY AND PROCEDURE
EXHIBIT 3

INTRODUCTION

It is the mission of the Housing Authority of the City of Newark to provide a variety of safe, sanitary, accessible, decent, and affordable housing to the citizens of the City of Newark while enhancing and promoting resident self-sufficiency.

The purpose of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extend feasible, and consistent with existing Federal State, and local laws and regulations, be directed to low and very-low income individuals, especially recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very-low income individuals. (Section 3 means Section 3 of the HUD Act of 1968, as amended 12 U.S.C. 1701u)

Section 3 requirements apply to all contractors and subcontractors performing work in connection with projects and activities funded by public housing assistance covered by Section 3, regardless of the amount of the contract or subcontract. Section 3 covered contracts do not include contracts for the purchase of supplies and materials unless the contract includes the installation of the materials.

A business concern seeking to qualify for a Section 3 contracting preference shall certify or submit evidence that the business concern qualifies as a Section 3 business concern. (Refer to What Is A Section 3 Business Concern?). The Section 3 business must also be able to demonstrate its ability to complete the contract. The ability to perform successfully under the terms and conditions of the proposed contract is required of all contractors and subcontractors subject to the procurement standards of 24 CFR 85.36, 24 CFR 85.36b(8).

Contractors who do not qualify as Section 3 business concerns, but who enter into contracts with the NHA, must agree to comply with certain general conditions (refer to Section 3 Clause). All contractors and subcontractors, including Section 3 businesses, must comply with these general conditions. Included in these conditions is the requirement that each contractor and subcontractor submit with each pay request a report of Section 3 compliance (refer to Section 3 Compliance Report). Failure to comply with these general conditions may lead to sanctions which can include termination of the contract for default and suspension or debarment from future HUD-assisted contracts (refer to Sanctions for Contractor's Noncompliance).

Please direct any questions you may have regarding this information to:
Hayley Snaddon, Esq., Director of Contracts and Procurement
Newark Housing Authority, 500 Broad Street, 5th Floor, Newark, NJ 07102
(P) 973.273.6406

WHAT IS A SECTION 3 BUSINESS CONCERN?

A Section 3 Business Concern is a business concern, as defined in this section—

1. That is fifty-one percent (51%) or more owned by Section 3 residents; or

2. Whose permanent, full-time employees include persons, at least thirty percent (30%0 of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or

3. That provides evidence of a commitment to subcontract in excess of twenty-five percent (25%) of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in items (1) or (2) above.

Note: A business concern seeking to qualify for Section 3 shall certify and submit evidence that the business meets one of the guidelines stated above. (Refer to Certification for Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability Form – Exhibit 1)

WHO IS A SECTION 3 RESIDENT?

For purposes of the Housing Authority or the City of Newark, a Section 3 resident is:

1. A public housing resident;

2. An individual who lives in Essex County, City of Newark and whose income falls within the guidelines for low- or very low income.

ORDER OF PROVIDING PREFERENCE
SECTION 3 BUSINESS CONCERN

When considering the award of contracts to business concerns, and more than one Section 3 business concern is being considered, to the greatest extent possible, awards shall be made in the following order of priority:

1. A Section 3 business concern that is fifty-one percent (51%) or more owned by resident(s) of the public housing development in which the work is directed, or whose full-time, permanent employees include at least thirty percent (30%) of the residents of the public housing development in which the work is directed:

2. A Section 3 business that is majority owned by resident(s) of other developments owned by the Housing Authority or the City of Newark, but not the housing development in which the work is directed, or whose full-time, permanent employees include at least thirty percent (30%) residents of other developments owned by the Housing Authority or the City of Newark, but not the housing development in which the work is directed;

3. HUD Youthbuild programs that are being carried out in the City in which the Section 3 covered assistance are expended.

4. A Section 3 business concern that is majority owned by a Section 3 resident who is not a public housing resident or whose permanent, full-time workforce includes no less than thirty percent (30%) Section 3 residents who are not public housing residents or that subcontract in excess of twenty-five percent (25%) of the total amount of subcontracts to Section 3 business concerns.

WHAT IF MY BUSINESS DOES NOT QUALIFY AS A SECTION 3 BUSINESS?

The Housing Authority will, to the greatest extent feasible, offer contracting opportunities to Section 3 business concerns. However, in the event no Section 3 business bids on a contract, or bids but is not able to demonstrate to the Housing Authority's satisfaction that it has the ability to perform successfully under the terms and conditions of the proposed contract, then that contract will be awarded to a non-Section 3 business concern that can meet the terms and conditions of the proposed contract through the competitive bidding process.

That business concern must meet, as all business must (including Section 3 businesses), the general conditions of compliance (refer to Section 3 Clause [Construction Contracts] and Section 3 Clause [Non-Construction Contracts]). This will include:

1. Submitting a list of all positions necessary to complete contract, name of employees who will fill those positions, names of all other employees.

2. Posting notices of any vacant positions, including training and/or apprenticeship positions, qualifications for positions, place where applications will be received and starting date of employment.

3. To the greatest extent possible, making available vacant positions, including training and/or apprenticeship positions, to Section 3 residents (all categories) in order to priority.

4. As positions are vacated during completion of contract, following guidelines enumerated in numbers 2 and 3 above.

5. Submitting Compliance Reports as required.

6. If notified of non-compliance, correcting non-compliance within allowable time period.

Exhibit 4

Examples of Procurement Procedures That Provide for Preference for Section 3 Business Concerns

This Section 3 provides specific procedures that may be followed by recipients and contractors (collectively, referred to as the “contracting party") for implementing the Section 3 contracting preference for each of the competitive procurement methods authorized in 24 CFR 85.36(d).

(1) Small Purchase Procedures. For Section 3 covered contracts aggregating no more than $25,000, the methods set forth in this paragraph (1) or the more formal procedures set forth in paragraphs (2) and (3) of this Section 3 may be utilized.

(i) Solicitation. (A) Quotations may be solicited by telephone, letter or other informal procedure provided that the manner of solicitation provides for participation by a reasonable number of competitive sources. At the time of solicitation, the parties must be informed of:

--the Section 3 covered contract to be awarded with sufficient specificity;

--the time within which quotations must be submitted; and

--the information that must be submitted with each quotation.

(B) If the method described in paragraph (i)(A) is utilized, there must be an attempt to obtain quotations from a minimum of three qualified sources in order to promote competition. Fewer than three quotations are acceptable when the contracting party has attempted, but has been unable, to obtain a sufficient number of competitive quotations. In unusual circumstances, the contracting party may accept the sole quotation received in response to a solicitation provided the price is reasonable. In all cases, the contracting party shall document the circumstances when it has been unable to obtain at least three quotations.

(ii) Award. (A) Where the Section 3 covered contract is to be awarded based upon the lowest price, the contract shall be awarded to the qualified Section 3 business concern with the lowest responsive quotation, if it is reasonable and no more than 10 percent higher than the quotation of the lowest responsive quotation from any qualified source. If no responsive quotation by a qualified Section 3 business concern is within 10 percent of the lowest responsive quotation from any qualified source, the award shall be made to the source with the lowest quotation.

(B) Where the Section 3 covered contract is to be awarded based on factors other than price, a request for quotations shall be issued by developing the particulars of the solicitation, including a rating system for the assignment of points to evaluate the merits of each quotation. The solicitation shall identify all factors to be considered, including price or cost. The rating system shall provide for a range of 15 to 25 percent of the total number of available rating points to be set aside for the provision of preference for Section 3 business concerns. The purchase order shall be awarded to the responsible firm whose quotation is the

most advantageous, considering price and all other factors specified in the rating system.

(2) Procurement by sealed bids (Invitations for Bids). Preference in the award of Section 3 covered contracts that are awarded under a sealed bid (IFB) process may be provided as follows:

[[Page 707]]

(i) Bids shall be solicited from all businesses (Section 3 business concerns, and non-Section 3 business concerns). An award shall be made to the qualified section 3 business concern with the highest priority ranking and with the lowest responsive bid if that bid--

(A) is within the maximum total contract price established in the contracting party's budget for the specific project for which bids are being taken, and

(B) is not more than “X" higher than the total bid price of the lowest responsive bid from any responsible bidder. “X" is determined as follows:

---

x=lesser of:

When the lowest responsive bid is less than $100,000.	10% of that bid or $10,000.
When the lowest responsive bid is:	
At least $100,000, but less than $200,000.	9% of that bid, or $16,000.
At least $200,000, but less than $300,000.	8% of that bid, or $21,000.
At least $300,000, but less than $400,000.	7% of that bid, or $24,000.
At least $400,000, but less than $500,000.	6% of that bid, or $25,000.
At least $500,000, but less than $1 million.	5% of that bid, or $40,000.
At least $1 million, but less than $2 million.	4% of that bid, or $60,000.
At least $2 million, but less than $4 million.	3% of that bid, or $80,000.
At least $4 million, but less than $7 million.	2% of that bid, or $105,000.
$7 million or more.....	1 1/2% of the lowest responsive bid, with no dollar limit.

(ii) If no responsive bid by a Section 3 business concern meets the requirements of paragraph (2)(i) of this section, the contract shall be awarded to a responsible bidder with the lowest responsive bid.

(3) Procurement under the competitive proposals method of procurement

(Request for Proposals (RFP)).

(i) For contracts and subcontracts awarded under the competitive proposals method of procurement (24 CFR 85.36(d)(3)), a Request for Proposals (RFP) shall identify all evaluation factors (and their relative importance) to be used to rate proposals.

(ii) One of the evaluation factors shall address both the preference for Section 3 business concerns and the acceptability of the strategy for meeting the greatest extent feasible requirement (Section 3 strategy), as disclosed in proposals submitted by all business concerns (Section 3 and non-Section 3 business concerns). This factor shall provide for a range of 15 to 25 percent of the total number of available points to be set aside for the evaluation of these two components.

(iii) The component of this evaluation factor designed to address the preference for Section 3 business concerns must establish a preference for these business concerns in the order of priority ranking as described in 24 CFR 135.36.

(iv) With respect to the second component (the acceptability of the Section 3 strategy), the RFP shall require the disclosure of the contractor's Section 3 strategy to comply with the Section 3 training and employment preference, or contracting preference, or both, if applicable. A determination of the contractor's responsibility will include the submission of an acceptable Section 3 strategy. The contract award shall be made to the responsible firm (either Section 3 or non-Section 3 business concern) whose proposal is determined most advantageous, considering price and all other factors specified in the RFP.

Exhibit 5

SECTION 3 SPECIAL CONDITIONS

The NHA has initiated efforts to enhance resident hiring in specific procurement areas. These initiatives are designed to set the requirements for resident hiring and developing and/or strengthening administrative procedures for facilitating contractors' hiring of NHA residents, other low income and/or very low-income residents residing in the City of Newark.

1. **Procurement Documents**

Each bidder/proposer must include a Section 3 Opportunities Plan or a Schedule D which indicates its commitment to meet NHA resident hiring requirements.

If a bidder/proposer fails to submit a Section 3 Opportunities Plan or a Schedule D and the related data along with the bid/proposal, such bid/proposal will be declared as "non-responsive".

For invitations for Bids ("IFB") where awards are made to the lowest, responsive and responsible bidder, the bidder's commitment to satisfy NHA resident hiring requirements will be a factor used in determining whether the bidder is "responsive".

For RFQ's, RFP's and IFB's, contractors shall be required to detail the cost of the bid or proposal by separately categorizing contract cost by labor (person hours and dollar amounts).

2. **Resident Hiring Requirements**

In view of NHA's desire to provide NHA residents and neighborhood residents with employment opportunities, the following scale for resident hiring will be utilized on all construction contracts, service contracts, and professional service contracts containing a "labor" component:

TOTAL LABOR DOLLARS USE TOTAL CONTRACT AMOUNT FOR SERVICE CONTRACTS	RESIDENT AS A % OF TOTAL LABOR DOLLARS
At least $25,000, but less than $100,000	10% of the labor dollars
$100,000, but less than $200,000	9% of the labor dollars
At least $200,000, but less than $300,000	8% of the labor dollars
At least $300,000, but less than $400,000	7% of the labor dollars
At least $400,000, but less than $500,000	6% of the labor dollars
At least $500,000, but less than $1 million	5% of the labor dollars
At least 1 million, but less than $2 million	4% of the labor dollars

At least 2 million, but less than $4 million	3% of the labor dollars
At least $4 million, but less than $7 million	2% of the labor dollars
$7 million or more	1 1/2% of the labor dollars

With this sliding formula, it is expected that an appropriate number NHA public housing residents and neighborhood residents with particular qualifications or willingness to begin unskilled labor will be able to participate in contracted labor efforts. A prime contractor, through its subcontractor(s), may satisfy NHA resident hiring requirements set forth above.

3. **Enforcement**

To enforce the decision-making process pertaining to determining applicable percentages for resident hiring, enforcement strategies are set forth below.

During the post award or pre-bid conference, the objective shall be to impact critical Section 3 information to the contractor prior to commencement of the work/project. The following contract requirements shall be discussed in detail: (Non-construction contracts does not require Davis-Bacon)

Davis-Bacon
Minority and Women Owned Business Participation
Resident Hiring Professional

Each representative will define specific functional requirements and require the contractor to certify its understanding of the terms and conditions of the contract as they pertain to Davis-Bacon, resident hiring and Minority and Women Owned Business participation.

4. **Monitoring and Enforcement Authority and Responsibility**

The function of monitoring and enforcing resident hiring will be carried out by the Office of Tenant Affairs, including all field activities.

DEFINITION:
For participation in the Resident Hiring effort, a resident is defined as anyone who is residing in the Housing Authority or the City of Newark public housing developments, Section 8 residents and individuals residing within the City of Newark who can be classified as low and very low-income.

INSTRUCTIONS FOR COMPLETING THE SECTION 3 OPPORTUNITIES PLAN
(SERVICE & PROFESSIONAL CONTRACTS)

The purpose of Section 3 is to ensure that jobs and economic opportunities generated by HUD financial assistance for housing and community development programs shall be directed to low and very low income persons, particularly those who are recipients of government assistance for housing and business concerns which provide economic opportunities to low and very low income persons.

The Section 3 Opportunities Plan is to be completed for service and professional contracts. There are four (4) ways in which Section 3 can be fulfilled. They are listed in order of preference:

1) Subcontract or joint venture with a resident owned business. The business must be 51% or more owned by residents of the housing development, or other NHA public housing residents, or subcontractor/joint venture with a business that employs full-time, 30% or more of NHA residents, or low and very low income individuals within the City of Newark, or

2) Direct hiring of NHA public housing residents and/or low and very low-income neighborhood residents, or

3) Incur the cost of providing skilled training for residents in an amount commensurate with the sliding scale set forth. Such training shall be determined after consultation with the Office of Tenant Affairs of the NHA.

4) Contribute to a NHA resident educational fund in an amount commensurate with the sliding scale included in the Section 3 Conditions.

If a prime contractor is unable to satisfy NHA resident hiring requirements per the above, the requirements may be satisfied through any subcontractors that may be involved in the project.

In paragraph number one (1), if the (sub)contractor has identified a resident owned business or a business which employs 30% or more NHA Public Housing or Neighborhood residents, this paragraph is to be completed by indicating the number of resident owned businesses that will be used on the contract/spec number shown at the end of the paragraph.

If the (sub)contractor plans to hire NHA Public Housing or Neighborhood residents to work for its company, paragraph two (2) must be completed with the contract/spec number and the percentage of compliance in hiring the resident(s). For example, if your contract amount is $100,000.00, the Section 3 dollar amount

that must be expended is 10% of your labor dollars or $10,000.00. If the whole dollar amount is to be expended on the resident's salary, then 100% is to be inserted on the percent line. If a percentage amount less than 100% will be expended on the resident's salary, that amount must be inserted on the line and the remaining percentage must be expended through subcontracting/joint venturing with a resident owned business or a business that employs 30% or more residents, or placed into NHA Section 3 Resident Educational Fund. In which case, the corresponding paragraph must be completed.

If the (sub)contractor has exhausted the first two (2) options, then the full amount of the contractor's Section 3 obligations will be placed into NHA Resident Educational Fund, in which case paragraph three (3) must be completed and paragraphs one (1) and two (2) will contain zeroes in the percentage lines.

The second portion of the Section 3 Opportunities Plan begins with the specification or request for proposal title and number.

The third section is to be completed by listing current staff to be used to complete the work bid upon.

(1) List the job titles,
(2) Complete the Needed column if additional staff will be required to fulfill the classification,
(3) In the Total column, list the total number of staff plus the number needed,
(4) In the LINHAR and LIAR columns, list the number of current staff who are residents of NHA public housing, or who are low or very low - income neighborhood residents,
(5) In the To Be Filled column, list the number of positions that fit into the low and very low-income NHA public housing residents (LINHAR) and low and very low income Area Residents (LIAR) who will be hired.
(6) In the Hiring Goal column, list the number of NHA Public Housing residents or low and very low-income neighborhood residents you intend to hire.

The final section is to be completed after the contract has been awarded; interviews have taken place and residents have been hired. The completed Section 3 Opportunities Plan must be submitted to the Section 3 Coordinator and Procurement/Contracts Department.

The Housing Authority or the City of Newark public housing and neighborhood residents are screened and skills assessed by the Office of Tenant Affairs. Each contractor is required to attend a pre-construction conference with the Procurement/Contract Compliance Department where contractual obligations will be explained, the contractor's Section 3 dollar amount will be determined, and

the contractor's hiring goals will be discussed. The Office of Tenant Affairs will refer qualified residents to be interviewed by the contractor.

The Section 3 Opportunities Plan that is submitted with the RFQ/RFP/IFB and the final copy that is submitted to the Contracts and Procurement Department must be signed and include the title of person executing the plan.

SECTION 3 OPPORTUNITIES PLAN

Business Opportunities and Employment Training of the Housing Authority of the City of Newark Public Housing Residents and Low and Very Low Income Neighborhood Residents

I. Opportunities Plan

The Contractor hereby agrees to comply with all the provisions of Section 3 as set forth in 24 CFR 135.1 et seq. and the NHA Contract Resolutions implementing Section 3 requirements.

> You may comply by choosing one or all options. Remember, your compliance must be equal to 100% or any remaining percentages will be deducted from payouts and placed in the NHA resident training/educational fund account.

□ **Option 1: Subcontract with Section 3 Business(es)**

The Contractor had identified NHA Section 3 resident owned business(es) or NHA Section 3 business(es) which employ 30% or more Section 3 residents to comply with _____% of its Section 3 requirements covered under this Contract. (See Attached Employee List)

□ **Option 2: Hire Section 3 residents/participants**

The Contractor has committed to employ the following in order to comply with _____% of its Section 3 requirements. The Contractor hereby submits this document to identify employment opportunities for the NHA public housing residents and low and very low-income area residents, during the term of the contract between the Contractor and NHA. The Contractor affirms that the jobs identified shall be for meaningful employment that may or may not be related to the scope of services covered under this Contract. (See attached Labor Survey)

□ **Option 3: Resident Training by Contractor**

The Contractor has a training program in place and am willing to train _____ residents to comply with _____% of its Section 3 requirements.

□ **Option 4: Contribution**

The Contractor will contribute to the NHA training/educational fund for resident training to comply with _____% of its Section 3 requirements.

In the event I am awarded the contract, I have the option to submit my check in the compliance amount of the start of contract date, or allow NHA to deduct payment from my draw requests. (Compliance amount is based upon the labor dollars of the contract award.)

The failure of the contractor to comply with the above-approved plan shall be a material breach of the contract.

_____

Contractor's Signature and Title:

Date: _____

II. Resident List

Section 3 Resident Employee Information (Jobs to be filled)			
Job Title	**LINHAR or LIAR Name**	**Address**	**Social Security Number**

LINHAR = Low and Very Low-Income Newark Housing Authority Resident
LIAR = Low and Very Low-Income Area Resident

III. Labor Survey:

SPEC OR RFP TITLE		SPEC OR RFP NUMBER					
(1) JOB TITLE	(2) NEEDED	NUMBER OF POSITIONS (3) filled			HIRING GOAL		
		(a) Total	(b) LINHAR	(C) LIAR	(4) To Be Filled	(a) LINHAR	(b) LIAR

SECTION 3 CONTRACTOR'S MONTHLY REPORT

Prime Contractor Name:_____ Project Title: _____

Total Prime Contract $_____ Total Subcontracts _____

INVOICE INFORMATION	
Invoice No.	Current Invoice $:
Report Period:	Cumulative Invoiced $:
	% Contract Complete:

PRIME CONTRACTOR SECTION 3 GOAL TRACKING	
Total Subcontracts #_____	Total Section 3 Subcontracts #_____ Section 3 Goals Accomplished%_____

SUB-CONTRACTOR SECTION 3 GOAL TRACKING

SUBCONTRACTOR/ COMPANY NAME	# SECTION 3 NEW HIRES	STAFF HOURS	TRADE	$ THIS PAYMENT

*Attach a sheet if additional lines are needed

NON-SECTION 3 SUB-CONTRACTORS TRACKING

SUBCONTRACTOR/ COMPANY NAME	# NEW HIRES	STAFF HOURS	TRADE	$ THIS PAYMENT

*Attach a sheet if additional lines are needed

NOTES:
THIS MONTHLY FORM MUST BE COMPLETED AND SUBMITTED WITH ALL REQUESTS FOR PAYMENT AND FINAL PAYMENT.

NAME OF PRIME CONTRACTOR:

_____

TITLE OF RFP OR
SPEC:_____

SPEC. # OR RFP # OR PURCHASE
ORDER#:_____

CONTRACT #:_____

DEPARTMENT OF PROCUREMENT AND CONTRACTS

WARNING: THIS DOCUMENT IS REQUIRED FOR ALL CONSTRUCTION OR LABOR RELATED PROCUREMENTS.

1. Employment and Training of the Housing Authority or the City of Newark Public Housing Residents and Low and Very Low Income Area Residents.

The Contractor hereby agrees to comply with all the provisions of Section 3 as set forth in 24 CFR 135.38 implementing Section 3 requirements. The contractor hereby submits this Schedule D as its Section 3 Opportunities Plan.

The Contractor shall provide a status report identifying its progress in meeting the Section 3 goals established in this Section D on a quarterly basis throughout the contract period. The quarterly status report shall be submitted no later than 10 days after the end of each calendar quarter of the contract (e.g., April 10 for calendar quarter January 1 to March 31). The status report shall be in at least the same level of detail as the approved Schedule D. For any goal not met, the report shall identify any other economic opportunities, which the contractor has provided, or intend to provide to NHA and neighborhood residents.

The failure of the Contractor to comply with the approved plan shall be a material breach of the contract.

Each Bidder/Proposer for a construction or labor related contract must complete this Schedule D and submit all relevant information required herein. A prime contractor, through its' subcontractors may satisfy the NHA Resident Hiring Requirements. Please complete the Skill Needs Table in Section 1 of Section 3 Opportunities Plan in the following columns.

1) indicate each category of employment for all phase of this contract;
2) the number of positions which will be needed in each category;
3) how many of those positions are currently filled;

(a) the number filled by neighborhood residents, excluding NHA residents;
(b) the number filled by NHA public housing residents;
(c) how many positions need to be filled.

4) Indicate your goal for the number of positions you intend to fill with:
(a) Section 3 Residents
(b) Low and Very low income area residents.

NOTE: The minimum of trainees is that which can reasonably be utilized in each occupation, and no less than the number established by the U.S. Secretary of Labor for construction and non-construction labor related occupations. The contractor shall fill all vacant positions with low-income persons (earning less than 80% of the median income in the City of Newark and these positions shall not be filled immediately prior to undertaking work in order to circumvent regulations as set forth at 24 C.F.R. Part 135 et seq: as amended.

2. SECTION 3 BUSINESSES SUBCONTRACTING OPPORTUNITIES

In a one (1) page letter on your company's letterhead:

1) Indicate the goals, expressed in terms of percentage of planning subcontracting dollars, for the use of Section 3 business concerns as subcontractors.
2) A statement of the total dollar amount to be subcontracted, total dollar amount to be subcontracted to Section 3 business concerns for building trades, and total dollar amount to be subcontracted to Section 3 business concerns for other than building trades work (maintenance, repair, modernization and redevelopment).
3) A description of the method used to develop the goals above and the efforts to be undertaken by the Contractor to meet those goals.

Acknowledged by:

_____
(President or Authorized Officer)

Date:_____

Resident Advisory Board Comments (Attachment G)

Newark Housing Authority

500 Broad Street • Newark, NJ 07102
tel. (973) 273-6000 • fax (973) 642-1242

TO: Resident Advisory Board Members

FROM: Tory Gunsolley, Chief Administrative Officer

CC: Board of Commissioners

DATE: January 13, 2008

RE: NHA 2009 Annual Plan Comments

The purpose of this memo is to provide a response and inform the Board of Commissioners about the comments on the NHA's Annual Plan for fiscal year beginning April 1, 2009 (FYB 2009).

No formal written comments were received from the Resident Advisory Board. The comments that are listed below are taken from the transcript of the December 17, 2009 RAB meeting. In addition, there were some individual comment cards turned in which have been addressed following the RAB comments

Thank you for your anticipated input into this plan. I have grouped comments around a policy and then at the end of each section provided a response. The NHA has conducted analysis of the comments and states its recommendations in the NHA Response sections of each answer.

Comments on the visitor policy

MS. CANCEL: The ACOP plan made changes on the visitor's policy and that's about the only objection that the seniors on my site are complaining about. You are requiring now that a person come downstairs and greet and escort each and every visitor. My seniors don't have that mobility and ain't no way Jose, no time no soon want to comply with the policy because I can give you -- not only do we have seniors that have poor mobility because of the canes or walkers or wheelchairs, but the structure of visiting for some of our seniors is unreal. I have tenants that have children come at 7:00 in the morning before they go to work to see their parents. The tenant is not dressed, doesn't have time to come downstairs and get dressed and we do not allow people in our lobby so I think that the policy doesn't take into consideration age and mobility which is one heck of a problem for seniors.

MS. HIPPS: I would like to make a suggestion. What happened to maybe the idea of maybe it being on camera through the television like some kind of setup they used to have years ago.

MS. DUMAS: In our building, our two buildings there's a lot of problems with a lot of seniors in there that don't have a telephone. Some of them refuse to get a telephone and some of them have a hard time getting a telephone. So how do we make the connection because we too have that same problem of people coming in to see them and no one wants to make that communication connection.

MR. IRVING: My name is Walter Irving. I'm in Baxter Terrace elderly. Our phone line like sometimes people call and it's a bad connection. I know there is bad wires and whatnot and everything. I feel like this sometimes people be ringing my bell and be ringing the next people in the next building and I've been getting the buzzer on my line, you understand, on the intercom and I don't know this individual so I don't buzz them in. When I lived there, the unit before, the gentleman was saying before we had a system like when a person rings your bell, you put it on a certain channel and you can see it on your box. You don't have to have cable or regular channel. If you want to let them in, you let them in because the People that rings your buzzer and my unit, my building is a certain number and another people in a another unit ring that bell. I don't know the individual so I don't ring them in. If I don't know you or understand your buzzer or your voice, I am not letting you in, but I lived in a unit before, a person ring your buzzer, you put on channel thirteen and you could see who is at your door, but I understand there is faulty wires and I think something should be done about that.

MR. KNUTH: One of the things I was thinking of was because a lot of people who can't get out, if they let somebody know downstairs like the guard that they are expecting Mrs. So and So or Mr. So and So and I get permission to let them up. This would help a great deal with some of our senior people who can't get down to let people in and I know I always regard anybody who stays at my apartment after 12:00 o'clock, I go down with them and make sure that they got out of the building.

MS. YOUNG: We are trying to keep an unwanted person from both of our buildings and we tell the guards about it. That's not working. This person victimized everybody on Frelinghuysen Avenue and we keep telling her she can't come back. The more people she victimized, the more she is going to keep coming around and she told the guard about it and the guard explained that to the manager and the manager said that she said it was okay for her to come in which she never did say that.

NHA RESPONSE: The visitor policy was developed in conjunction with the RAB board. There were many complaints about illegal occupants, sub-letting apartments, and people roaming the halls. The visitor policy was created to combat these situations. A separate public process was already held and modifications have been made to the policy so that a frail or sick tenant may submit the name of authorized visitors who may be admitted without them coming down to get them. The NHA will evaluate the visitor policy after six months and may make further modifications to insure that it is working. The NHA has no plans to install a CCTV system that would be connected to the lobby buzzer at this point.

Comment on automatic rent payments

MS. CULVER: Regarding the bank withdrawal of rent, monthly rent, I've seen it in the plan, but it didn't -- it said paper work was to follow. How far along are we on that?

NHA RESPONSE: The NHA is working with the Department of Social Security to get the proper authorization forms and work out the details of the program with Wachovia. It is unlikely that this option will be available to tenants before the summer or fall of 2009.

Comments on designated housing plan

MR. DUMAS: Can I ask one question. You are supposed to -- when you are saying in the upcoming that you are going to separate the disabled out of the elderly buildings and put them elsewhere? Can I say when or can I ask when in the near future and because we are dealing with some serious problem with the disabled too and going around fighting and whatever and the only thing we get as far as an answer, oh, they didn't take their medicine so excuse them for a day. That is not working no more.

MS. YOUNG: What about people like myself don't want to live in the elderly building?

NHA RESPONSE: The NHA has realized that the current population mix is not the optimal mix and so the policy proposal is the designated housing plan which will offer designated options for both the elderly and the non-elderly disabled. If our plan is approved by HUD, it will be voluntary for all current tenants (you'd be grandfathered into your current unit). So no one will have to move if they don't want because of the designated housing plan. If you want to move to a designated building the NHA will work with you to make that happen as vacancies allow. We hope to be able to offer to non-elderly disabled the ability to use a Section 8 voucher to move out of an elderly designated building, but that will be limited to the availability of vouchers. The timeline for buildings becoming designated is probably late spring or early summer.

The following comments have been received from the public. The NHA responses are below.

The following set of comments are from William Key of James C. White.

- *Comment:* May and how will the tenant association see the PHA Plan? When are meetings? May the tenants have input?

Response: The Plan was given to and discussed at the RAB Board meetings on 10/15, 11/19, and again on 12/17. The Plan has been on the website since 11/21 and was also at the manager's office and 500 Broad Street.

- *Comment*: We, the tenants would like the tenant association to be a part of screening process for new tenants. Also the screening process for the bidding process for management selection.

Response: The NHA does not think it is appropriate for the tenants to screen prospective tenants. The NHA has not decided to outsource management or convert James C. White. In the event that a private management company would be solicited, the NHA would then define the appropriate level of resident input into the process.

- *Comment: Have all conditions been met regarding the City of Newark's Overall consolidated plan?*

Response: Yes

- *Comment:* How will Section 8 rules and regulations affect James C. White re: conversion and will residents be allowed to take Section 8 with them?

Response: Currently, tenants that move out of James C. White can not take their assistance with them. If James C. White were converted to project –based Section 8 assistance tenants may be offered mobile vouchers and if the tenant decides to stay at James C. White the assistance would

stay with the unit. The tenant may be able to use a mobile voucher from the regular voucher program.. If the conversion took place then Section 8 regulations would apply.

- *Comment:* Will tenants have access and control of common areas? Such as library, kitchen lobbies.

Response: If a conversion takes place, the tenants would continue to have access to common areas, but not control, as they do not have control of these areas presently.

- *Comment:* Will new management executive, line staff and workers have police reports and will they be bonded? Background checks.

Response: There has been no mention or plans in regards to new management, line staff or workers at James C. White regardless of a conversion.

- *Comment:* Will new management bar or prohibit tenants from or access to common areas generally and library, kitchen community room and or any parts of building specifically.

Response: There are no plans currently to change the level of access that tenants have to the building.

- *Comment:* Will those tenants not eligible for project-based Section 8 guidelines be protected by the current lease? What protections will non-eligible tenants have?

Response: All legal tenants currently in compliance with their lease at James C. White would be eligible for a project-based section 8 if a conversion were to take place.

- *Comment:* Will new management be accessible, transparent and operations, goals policies and aims be made known before initiation?

Response: If a conversion took place and new management was used, the NHA would expect that responsible property management standards were maintained.

- *Comment:* Will new management staff be fully staffed at all times? Especially prior to commencement of operations.

Response: If a conversion took place there would a plan in lace to insure appropriate staffing levels.

- *Comment:* Will the JC White tenants' association have at least a 9'x12' room for office space. Assessable to all tenants in an agreeable area of the facility:

Response: We cannot make that guarantee. If a conversion takes place there will be discussions with the current residents, the tenant association, and there would be space for tenants to meet, but the NHA cannot to commit to a particular size of room.

- *Comment:* Will all management companies who bid make public their principles, officers, holding companies, etc.?

Response: If a conversion took place and if the NHA decided to use a management company to manage the property then the bid would be public information. It would probably not make public their "principles". However, NHA needs to stress that neither the conversion or the management of a converted building have been decided or finalized. The annual plan mentions the possible conversion and states that we are still evaluating our options.

- Comment: Will new management, upon selection be advised as to put forth their past records as it pertains to social, recreational and physical concerns of the elderly and/or mentally challenged individuals?

Response: It is premature to know what would be the selection criteria for a hypothetical RFP process.

- *Comment:* Will new management companies have training programs in place as to rules, regulations and law as it pertains to the ADA, geriatrics, and social welfare of tenants.

Response: *It is premature to know what would be the training program of a company would be if the NHA eventually decided to use a management company.*

- *Comment:* Will the community room attendants be allowed to operate under guidelines, rules and regulations now in place established by Mr. Kinard and Ms. Abraham? What autonomy will the CRA's have and to what extent?

Response: It is premature to know what the CRA's role would be at a converted building. The CRA program has no autonomy separate from the NHA.

- *Comment:* How and will the tenants of JC White be kept current and updated as to the progress and/or hindering of the PHA plan for us?

Response: If the NHA believes that a conversion is a viable option that it may pursue it will begin a public process with the tenants. At this time, although it is included a possibility in the plan, it is still being evaluated with a group of other buildings. Given the current low value of tax credits it is not likely to be any action any time soon.

- *Comment:* Have <u>all</u> conditions been met based on the Newark City Plan and HUD for the present efforts in conversion?

Response: There have been no efforts in converting James C. White. As stated earlier, NHA is evaluating our options, consistent with our mission of building and maintaining affordable housing it is important that the NHA look at all of our options to rehabilitate our properties. Currently we have over $500 million in capital work across our portfolio, while we receive less than $20 million a year.

- *Comment:* Who and/or what arm of the Newark Housing Authority will render final decision upon disagreements between tenants associations and new management?

Response: It is premature to discuss new management since no decisions have been made in this regard.

- *Comment:* How is/would new management be accountable ultimately for tenants' apartment and building repairs in a timely manner?

Response: This is also premature. Again there is no new management..

<u>This following comment is from Robert Thomas of Baxter Elderly.</u>

- *Comment:* Please review lockbox. It doesn't work.

Response: The NHA agrees that there have been issues in the implementation of the lockbox, accordingly, all incorrect late fees have been removed from tenant accounts. The NHA strongly believes in the policy of the lockbox and collecting rent payments. We will continue to review the effectiveness of the lockbox.