

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

PHA Plans

5-Year Plan for Fiscal Years 2009 - 2013

Annual Plan for Fiscal Year 2009

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Trenton
PHA Number: NJ005

PHA Fiscal Year Beginning: 01/2009

PHA Programs Administered:

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

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2009 - 2013
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.***
- The PHA's mission is: (state mission here)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies:
Apply for 9% tax credits through NJ Housing and Mortgage Finance Agency to complete modernization at Page and Frazier Courts (formerly Campbell Homes).
- Leverage private or other public funds to create additional housing opportunities:
1. Leverage Replacement Housing Funds to increase inventory.
2. Apply for FY09 Hope VI funding for the Miller Homes development.
- Acquire or build units or developments:
Through leveraged RHF dollars and Hope VI funding, acquire and develop scattered site housing throughout the City of Trenton.
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score - 84)
Over the next two(2) years, THA fully expects to obtain “high performer” status among its communities.
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
THA will improve the quality and timeliness of maintenance repairs, through implementation of an effective and efficient maintenance supply system; improved tracking of timely work order completion; and follow-up inspections of completed maintenance repairs.
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
preventive and routine maintenance management; resident services; site management; and inventory control.
 - Renovate or modernize public housing units:
Complete renovation or modernization of 1,576 public housing units: This number includes all units in the THA inventory with the exception of the Miller Homes (256 units) and Kerney Homes (102 units).
 - Demolish or dispose of obsolete public housing:
Include demolition of Miller Homes development in Hope VI application
 - Provide replacement public housing: ***As indicated above.***
 - Provide replacement vouchers:
 - Other: (list below)

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

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

- PHA Goal: Provide an improved living environment
Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
 - Installation of security cameras monitored in a central command center.***
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability: ***Apply for related grants to obtain additional staff support (e.g. ROSS)***
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. ***Apply for related grants to obtain additional staff support (e.g. ROSS)***
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Over the next 5 years, the cost of the physical needs at the Trenton Housing Authority (THA) will exceed \$43 million. Of that amount, approximately \$16.5 million is needed to address THA's immediate needs. The primary goal in FY2009 will be to continue to address the most urgent physical needs with available funds; and identify and use other resources to address other immediate needs. To that end, the following objectives will be the focus of FY2009:

- 1. Apply for and obtain \$17,000,000 in 9% tax credits through the New Jersey Housing and Mortgage Finance Agency for the renovation of Page and Campbell Homes.***
- 2. Apply for subsequent rounds of tax credits to complete renovations at Wilson Homes.***
- 3. Apply for and obtain FY09 HOPE VI funding for the renovation of the Miller Homes community.***
- 4. Use FY2009 funding to:***
 - a. Complete essential electrical, elevator and building envelop improvements at the senior/disabled community.***
 - b. Address anticipated capital infrastructure emergencies resulting from age of facilities.***
 - c. Provide more efficient and effective security improvements at all developments.***
 - d. Modernize***
- 5. Implement energy performance contract to reduce utility costs and begin using savings to address immediate needs THA-wide.***

Additionally, in an effort to improve the self-sufficiency of residents, THA will increase the availability of city, county and state social, educational, and health services to residents by maximizing the on-site provision of those services.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary.....	1
ii. Table of Contents	
1. Housing Needs.....	6
2. Financial Resources.....	11
3. Policies on Eligibility, Selection and Admissions.....	12
4. Rent Determination Policies.....	21
5. Operations and Management Policies.....	25
6. Grievance Procedures.....	27
7. Capital Improvement Needs.....	28
8. Demolition and Disposition.....	37
9. Designation of Housing.....	39
10. Conversions of Public Housing.....	40
11. Homeownership.....	41
12. Community Service Programs.....	43
13. Crime and Safety.....	45
14. Pets (Inactive for January 1 PHAs).....	47
15. Civil Rights Certifications (included with PHA Plan Certifications).....	51
16. Audit.....	51
17. Asset Management.....	51
18. Other Information.....	52

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (*included in plan*)
- FY 2009 Capital Fund Program Annual Statement (*included in plan*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (*Attachment A*)
- List of Resident Board Member (*Attachment A*)
- Community Service Description of Implementation

- Information on Pet Policy (*included in plan*)
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2009 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	10,544	5	5	4	3	2	5
Income >30% but <=50% of AMI	4,421	5	5	4	3	2	4
Income >50% but <80% of AMI	2,733	4	4	3	3	2	4
Elderly	3,104	2	2	2	3	1	2
Families with Disabilities	7,962	3	4	3	3	2	3
Black	9,454*	4	4	4	3	2	5
White							
Hispanic	2,758*	4	4	4	3	2	5
Other	44*	3	3	3	2	2	2

*** Represents total households at or below 80% AMI. Approximately 36% (6,289) of the aggregate total of those households are considered to have housing needs (based on the expenditure of over 30% of income on housing needs).**

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2009**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2246	100%	165
Extremely low income <=30% AMI	2002	89%	
Very low income (>30% but <=50% AMI)	216	10%	
Low income (>50% but <80% AMI)	22	1%	
Families with children	1203	54%	
Elderly families	53	2%	
Families with Disabilities	264	12%	
Black	2052	91%	
White	11	5%	
Hispanic	179	8%	
Other	4	2%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	266	12%	
1BR	799	36%	
2 BR	556	25%	
3 BR	562	25%	

Housing Needs of Families on the Waiting List			
4 BR	62	3%	
5 BR	1	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
N/A			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$7,798,550	Operations
b) Public Housing Capital Fund	\$3,654,507	MOD/ Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$4,997,937	Operations
4. Other income (list below)		
a. Excess Utilities	\$200,000	Operations
b. Interest	\$50,000	Operations
5. Non-federal sources (list below)		
a. Mercer County One-Stop	\$119,517	Employment Preparedness
Total resources	\$16,919,411	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
General eligibility is verified upon receipt of application (e.g. income, family composition, police reports, character reference letters).

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping

- Other (describe)
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

- PHA main administrative office (*Admissions and Occupancy*)
- PHA development site management office (*Campbell Homes*)
- Other (list below)

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? *1*

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? *2*

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

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

Other (list below)

*Admissions & Continued Occupancy Office
875 New Willow Street
Trenton, NJ 08638*

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Individuals with Disabilities

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

1 Date and Time

Former Federal preferences:

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) **3**
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability **1**
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs **2**
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)
 - *When required to relocate as a result of modernization/ demolition.*
 - *When returning to a site following modernization/ development.*

(6) Deconcentration and Income Mixing

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

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

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

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

**TRENTON HOUSING AUTHORITY
DECONCENTRATION POLICY**

In Accordance with Section 513 of the Quality Housing and Work Responsibility Act of 1998, the Trenton Housing Authority will make every effort to provide for deconcentration of poverty and income-mixing by maintaining a balanced income mix on all of its family sites.

In addition to offering a preference to applicants who are gainfully employed, the housing authority may offer incentives to eligible families that would help accomplish this goal. Skipping of a family on the waiting list specifically to reach another family with a lower or higher income may be done as required to meet this goal.

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

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

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

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

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

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

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

B. Section 8

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

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

(1) Eligibility

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

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

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
A monthly increase of \$200 or more
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)

Formal Rent Study

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

Under the supervision of the Board of Commissioners, the Executive Director manages the THA through the following organizational structure:

Administration:

Executive Director

Deputy Executive Director

*Director of Housing Operations
Development Clusters (4)*

Extermination

Work Order Processing

Admissions and Continued Occupancy

Resident Services

Manager of MIS

Assistant Executive Director

Modernization

Human Resources

Risk Management

Procurement and Contracts

Accounting & Finance

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 2007	Expected Turnover
Public Housing	1576	203
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
ROSS Senior Service Coordinator	411	43

C. Management and Maintenance Policies

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

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

- ***THA Preventive Maintenance Plan***

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Trenton Housing Authority

Capital Fund Grant No: NJ39P00550108 FFY of Grant Approval: (2009)

- Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0
2	1406 Operations	
3	1408 Management Improvements	\$300,000

4	1410	Administration	\$365,451
5	1411	Audit	
6	1415	Liquidated Damages	
7	1430	Fees and Costs	\$97,500
8	1440	Site Acquisition	
9	1450	Site Improvement	
10	1460	Dwelling Structures	\$1,500,393
11	1465.1	Dwelling Equipment-Nonexpendable	\$42,000
12	1470	Nondwelling Structures	
13	1475	Nondwelling Equipment	\$355,000
14	1485	Demolition	
15	1490	Replacement Reserve	
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	
18	1498	Mod Used for Development	
19	9001	Bond Debt Obligation	\$994,163
20	Amount of Annual Grant (Sum of lines 2-19)		\$3,654,507
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		\$655,000
24	Amount of line 20 Related to Energy Conservation Measures		

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

Trenton Housing Authority

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Lincoln/Prospect/ Campbell Community Prospect Village	Ranges and Refrigerators	1465	\$3,000
	Emergency Repairs	1460	\$10,000
	A&E Costs	1430	\$2,500
	Security Camera System	1475	\$25,000
	Bond Debt Service	9001	\$233,874

Lincoln Homes	Ranges and Refrigerators	1465	\$5,000
	Security Camera System	1475	\$50,000
Campbell Homes	Bond Debt Service	9001	\$497,082
	Emergency Repairs	1460	\$5,000
TOTAL COMMUNITY			\$831,456
Donnelly/Page Community			
Donnelly Homes	Ranges and Refrigerators	1465	\$7,000
	Emergency Repairs	1460	\$15,000
	A&E Costs	1430	\$10,000
	Unit Renovations	1460	\$100,000
	Sanitary Line Repairs/ Replacements	1460	\$6,000
	Security Camera System	1475	\$150,000
	Bond Debt Service	9001	\$49,708
Page Homes	Ranges and Refrigerators	1465	\$5,000
	Emergency Repairs	1460	\$10,000
	Bond Debt Service	9001	\$29,825
	Security Camera System	1475	\$50,000
	A&E Costs	1430	\$5,000
TOTAL COMMUNITY			\$437,533
Wilson/Haverstick Community			
Wilson Homes	Stairwell Replacement	1460	\$400,000
	Emergency Repairs	1460	\$15,000
	Ranges and Refrigerators	1465	\$10,000
	Unit Renovations	1460	\$600,000
	Sanitary Line Repairs/Replacements	1460	\$14,118
	Bond Debt Service	9001	\$49,708
	Security Camera System	1475	\$50,000
	A&E Costs	1430	\$50,000
Haverstick Homes	Ranges & Refrigerators	1465	\$3,000
	Emergency Repairs	1460	\$10,000
	Bond Debt Service	9001	\$79,533
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$5,000
TOTAL COMMUNITY			\$1,306,359

Abbott/Josephson/ French Community			
Abbott Apts.	Ranges and Refrigerators	1465	\$3,000
	Contracted Security	1408	\$100,000
	Bond Debt Service	9001	\$19,883
	Unit Renovations	1460	\$75,000
	Emergency Repairs	1460	\$15,000
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$10,000
Josephson Apts.	Ranges and Refrigerators	1465	\$3,000
	Contracted Security	1408	\$100,000
	Bond Debt Service	9001	\$9,942
	Unit Renovations	1460	\$75,000
	Emergency Repairs	1460	\$15,000
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$10,000
French Towers	Ranges and Refrigerators	1465	\$3,000
	Contracted Security	1408	\$100,000
	Bond Debt Service	9001	\$19,883
	Unit Renovations	1460	\$75,000
	Emergency Repairs	1460	\$15,000
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$5,000
	TOTAL COMMUNITY		\$713,708
THA WIDE	Central Office Administration Fee (10%)	1410	\$365,451
	TOTAL ADMINISTRATIVE NEEDS		\$365,451
	Grand Total		\$3,654,507

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Trenton Housing Authority

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
---	---------------------	--------------------

NJ005001/Lincoln	7/18/2011	7/18/2013
NJ005002/Donnelly		
NJ005003/Prospect	7/18/2011	7/18/2013
NJ005004/Kerney		
NJ005005/Campbell	7/18/2011	7/18/2013
NJ005006/Wilson		
NJ005007/Page	7/18/2011	7/18/2013
NJ005008/Haverstick	7/18/2011	7/18/2013
NJ005009/Josephson	7/18/2011	7/18/2013
NJ005010/Miller		
NJ005011/Abbott		
NJ005012/French	7/18/2011	7/18/2013
	7/18/2011	7/18/2013
HA-Wide Physical Needs		
HA-Wide Management Needs		
	7/18/2011	7/18/2013
HA-Wide Administrative Needs	7/18/2011	7/18/2013

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development

NJ005000001P		PHA wide --Physical Needs	3	1%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Prospect Village				
Emergency Repairs			\$20,000	2010
Bond Debt Service			\$238,599	2010
Boiler Replacement/ Repair			\$50,000	2011
Bond Debt Service			\$238,599	2011
Roof Replacement/ Repair			\$50,000	2011
Boiler Replacement/ Repair			\$50,000	2012
Bond Debt Service			\$238,599	2012
Unit Renovations			\$150,000	2012
Bond Debt Service			\$238,599	2013
Unit Renovations			\$200,000	2013
Lincoln Homes				
Emergency Repairs			\$20,000	2010
Emergency Repairs			\$20,000	2011
Emergency Repairs			\$20,000	2012
Emergency Repairs			\$20,000	2013
Campbell Homes				
Bond Debt Service			\$497,082	2010
Bond Debt Service			\$497,082	2011
Bond Debt Service			\$497,082	2012
Bond Debt Service			\$497,082	2013

Optional 5-Year Action Plan Tables				
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ005000002P	PHA wide --Physical Needs	7	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Wilson Homes				
Emergency Repairs			\$15,000	2010
Bond Debt Service			\$49,708	2010
Sanitary Line Repair			\$200,000	2011
Emergency Repairs			\$50,000	2011
Maintenance Equipment			\$25,000	2011
Bond Debt Service			\$49,708	2011
Unit Renovations			\$400,000	2012
Emergency Repairs			\$50,000	2012
Maintenance Equipment			\$25,000	2012
Bond Debt Service			\$49,708	2012
Unit Renovations			\$400,000	2013
Emergency Repairs			\$50,000	2013
Maintenance Equipment			\$25,000	2013
Bond Debt Service			\$49,708	2013
Haverstick Homes				
Emergency Repairs			\$5,000	2010
Bond Debt Service			\$79,533	2010

Roof Replacement/ Repair	\$129,586	2011
Bond Debt Service	\$79,533	2011
Unit Renovations	\$100,000	2012
Bond Debt Service	\$79,533	2012
Unit Renovations	\$100,000	2013
Bond Debt Service	\$79,533	2013

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ00500003P	PHA wide --Physical Needs	15	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Donnelly Homes			
Emergency Repairs		\$15,000	2010
Unit Renovations		\$100,000	2010
Bond Debt Service		\$49,708	2010
Boiler Replacement/ Repair		\$100,000	2011
Unit Renovations		\$400,000	2011
Roof Replacement/ Repair		\$50,000	2011
Bond Debt Service		\$49,708	2011
Unit Renovations		\$300,000	2012
Roof Replacement/ Repair		\$50,000	2012
Bond Debt Service		\$49,708	2012
Unit Renovations		\$300,000	2013
Roof Replacement/ Repair		\$50,000	2013
Bond Debt Service		\$49,708	2013
Page Homes			
Replace Stairwells		\$1,279,893	2010
Emergency Repairs		\$10,000	2010
Bond Debt Service		\$29,825	2010
Unit Renovations		\$545,307	2011
Emergency Repairs		\$50,000	2011
Maintenance Equipment		\$25,000	2011
Bond Debt Service		\$29,825	2011
Unit Renovations		\$420,307	2012
Emergency Repairs		\$50,000	2012
Maintenance Equipment		\$25,000	2012
Bond Debt Service		\$29,825	2012
Unit Renovations		\$420,307	2013
Emergency Repairs		\$50,000	2013
Maintenance Equipment		\$25,000	2013
Bond Debt Service		\$29,825	2013

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ00500004P	PHA wide --Physical Needs	3	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)

Josephson Apartments		
Unit Renovations	\$400,000	2010
Contracted Security	\$100,000	2010
Emergency Repairs	\$10,000	2010
Bond Debt Service	\$9,942	2010
Boiler Replacement/ Repair	\$100,000	2011
Contracted Security	\$100,000	2011
Bond Debt Service	\$9,942	2011
Unit Renovations	\$100,000	2012
Contracted Security	\$100,000	2012
Bond Debt Service	\$9,942	2012
Unit Renovations	\$100,000	2013
Contracted Security	\$100,000	2013
Bond Debt Service	\$9,942	2013
Abbott Apartments		
Emergency Repairs	\$10,000	2010
Contracted Security	\$100,000	2010
Bond Debt Service	\$19,883	2010
Boiler Replacement/ Repair	\$100,000	2011
Contracted Security	\$100,000	2011
Bond Debt Service	\$19,883	2011
Unit Renovations	\$100,000	2012
Contracted Security	\$100,000	2012
Bond Debt Service	\$19,883	2012
Unit Renovations	\$100,000	2013
Contracted Security	\$100,000	2013
Bond Debt Service	\$19,883	2013
French Towers		
Emergency Repairs	\$10,000	2010
Contracted Security	\$100,000	2010
Bond Debt Service	\$19,883	2010
Contracted Security	\$100,000	2011
Bond Debt Service	\$19,883	2011
Boiler Replacement/ Repair	\$29,586	2012
Contracted Security	\$100,000	2012
Maintenance Equipment	\$25,000	2012
Bond Debt Service	\$19,883	2012
Boiler Replacement/ Repair	\$29,586	2013
Contracted Security	\$100,000	2013
Maintenance Equipment	\$25,000	2013
Bond Debt Service	\$19,883	2013
Total estimated cost over 5 years	\$12,756,224	

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA wide –Management Needs		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
N/A		
Total estimated cost over 5 years	\$0	

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
THA WIDE	PHA wide --Administrative Needs		
Description of Needed Physical Improvements or Administrative Improvements			Estimated Cost
Central Office Administration Fee (10 %) – HA Fiscal Year 2009			\$365,451
Central Office Administration Fee (10 %) – HA Fiscal Year 2010			\$365,451
Central Office Administration Fee (10 %) – HA Fiscal Year 2011			\$365,451
Central Office Administration Fee (10 %) – HA Fiscal Year 2012			\$365,451
Total estimated cost over 5 years			\$1,461,804

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

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

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

1. Development name:
2. Development (project) number:

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name: <i>Miller Homes</i>	
1b. Development (project) number: <i>NJ005000005P</i>	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <i>(09/13/04)</i>	
5. Number of units affected: <i>256</i>	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>9/09</i>	
b. Projected end date of activity: <i>9/12</i>	

Demolition/Disposition Activity Description	
1a. Development name: <i>220 Southard St. Warehouse (non-residential facility)</i>	
1b. Development (project) number: <i>N/A</i>	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <i>(12/08)</i>	
5. Number of units affected: <i>N/A</i>	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>1/09</i>	
b. Projected end date of activity: <i>6/09</i>	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 03/15/02

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

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Apprenticeship Training</i>	<i>100</i>	<i>TANF recipients</i>	<i>Donnelly-Page Homes</i>	<i>Public Housing</i>
<i>Section 3 Program</i>	<i>50</i>	<i>Resident Interest</i>	<i>THA-Wide</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

The Trenton Housing Authority initiated the following programs:

- 1. Pre-apprenticeship program in partnership with the Mercer County One Stop Program*
- 2. Full implementation of Section 3 provisions of the 24 CFR 135.*

3. *Initiation of advocacy, counseling, and resident training through THA's Department of Resident Services.*

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Wilson Homes

Page Homes

Donnelly Homes

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
 - *Employment of Security Guards*
 - *Contracted Security Guards (Senior buildings)*
 - *Installation of Security Cameras*
 - *Development of a Security Command Center*

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

Wilson Homes

Page Homes

Donnelly Homes

C. Coordination between PHA and the police

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

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

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

Wilson Homes

Page Homes

Donnelly Homes

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET POLICY

**TRENTON HOUSING AUTHORITY
RESIDENTIAL PET POLICIES AND PROCEDURES**

Pursuant to the to the Quality Housing and Work Responsibility Act of 1998, the Trenton Housing Authority must allow tenants of general occupancy housing to keep common household pets, subject to reasonable regulations and fees. The following represents this pet policy, which is incorporated by reference into the dwelling lease and the Admissions and Continuing Occupancy Policy. The policies and procedures are in conformance with the federal mandate to provide a decent, safe and sanitary living environment for tenants of the Trenton Housing Authority.

I Registration

Residents must provide all documentation required by this policy and execute a Residential Pet Agreement. All pets must be approved in advance and registered before they are brought onto the premises.

Initial registrations are valid up to and until the time of annual recertification. Pet registrations shall be renewed every year at the time of the resident's recertification. Prior to being approved for renewal, the resident must provide any updated documentation required by this policy.

Pets subject to registration: Dogs, Cats

Required Documentation:

1. *Current license from the City of Trenton: Dogs only.*
2. *Certificate signed by licensed veterinarian stating that pet has received all recommended inoculations and that the pet is free of pests and communicable disease.*
3. *Proof that the pet has been spayed or neutered.*
4. *Execution of a Pet Agreement stating that tenant acknowledges complete responsibility for the care, cleaning and confinement of the pet and agrees to comply with all THA policies and procedures.*

Registration may be denied under the following circumstances:

1. *The pet owner fails to provide or to update all of the aforementioned documents.*
2. *The THA determines that the tenant is unable to keep the pet in compliance with pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in making this determination.*

THA reserves the right to consult with local animal control officials, animal behaviorists, veterinarians or other animal experts in its decision-making.

In the event THA denies an initial registration or renewal, a written notification will be sent to the tenant and may be combined with notice of a pet violation. Denial of registration constitutes an "adverse action" subject to the THA grievance procedure.

II. General Requirements

- Dogs*
1. *Maximum Number: 1*
 2. *Must be spayed or neutered by 6 months of age*
 3. *Must have all required inoculations*
 4. *Must be licensed by the City of Trenton*

- Cats*
1. *Maximum Number: 1*
 2. *Must be spayed or neutered by 6 months of age*
 3. *Must have all required inoculations*

III. Prohibited Pets

Any animal adjudicated under N.J.S.A. 4:19-17 et seq. as "vicious" or "potentially dangerous" is prohibited.

While this Pet Policy provides for registration only of dogs and cats, the THA will permit residents to keep other common household pets subject to compliance with applicable federal, state and local laws and regulations, and the reasonable requirements of the THA.

IV. Pets Temporarily on Premises

Pets not registered by the tenant are not allowed on the premises with the exception of assistance animals.

Any tenant who harbors or feeds a stray animal will be held responsible for registering that animal with THA.

V. **Prohibited Areas**

Pets shall be maintained within the dwelling unit. When outside of the unit – corridors, courtyards or on the grounds – dogs and cats shall be kept on a leash and in the control of the owner or alternative caregiver at all times. Animals may not run loose on THA property. Pets are not allowed in THA offices, community centers, maintenance shops, laundry rooms or other indoor common areas.

Pets may not be tethered or chained to fences or poles; nor may a resident keep a dog house outside of their dwelling units.

VI. **Fees and Deposits**

THA shall charge a one-time nonrefundable pet registration fee of \$10.00. This fee covers general administration of the pet policy and operating costs to the THA relating to the presence of pets.

For each registered dog or cat, THA shall charge a refundable security deposit of \$100.00, which will be applied to cover specific damages to the unit in which the dog or cat has been kept and other pet-related damage, which may include the cost of the following:

1. *Cleaning and related waste removal;*
2. *The cost of repairs and replacements to the dwelling unit;*
3. *Fumigation of the dwelling unit.*

The resident will be billed for any costs that exceed the pet deposit. The deposit will be maintained in the same manner as a rental security deposit and the unused portion will be refunded upon move out or when the resident no longer keeps a pet.

VII. **Noise / Odors**

Pet owners must agree to control their pets so that they do not become a nuisance to other residents or disturb the peaceful enjoyment of their dwellings and surrounding premises. This rule applies, but is not limited to, loud and / or continuous barking, howling, whining, scratching, and running.

The resident shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

VIII. **Bites**

Residents will be held responsible for any bites inflicted by their pets upon residents, visitors, THA employees and others on THA property. THA will report bites to the appropriate animal control agency.

IX. **Litter Box Requirements**

1. *All animal waste and litter from litter boxes shall be placed in a sealed plastic bag and disposed of in THA trash bins.*
2. *Litter must not be flushed down toilets or poured down sinks.*
3. *Litter boxes must be kept inside the dwelling unit at all times, not in corridors or stairways.*

X. **Pet Care / Alternate Caregivers**

Residents shall be responsible for adequate care, nutrition, exercise and veterinary attention for the pet.

At the time of registration, resident must designate two adults (alternate caregivers) who will be responsible for pet care in the event of resident's death, serious illness or incapacity. THA reserves the right to contact one or both of these alternate caregivers should the need arise.

If the resident is unwilling or unable to care for the pet, or if the THA, after reasonable efforts, cannot contact the resident or alternate caregiver, THA may contact the appropriate animal control agency and request removal of the pet from the premises.

XI. Violations

If a determination is made on objective facts supported by written statement, that a resident has violated the Pet Policy, written notice will be served upon the owner.

The notice will contain a brief statement of facts and the rule that was violated. The notice will also state:

- 1. That the resident has three (3) days from the effective date of the service of notice to either correct the violation or make written request for a meeting with THA management.*
- 2. That the resident is entitled to be accompanied by another person of his choice at the meeting;*
- 3. That the resident's failure to correct the violation, request a meeting, or appear at a requested meeting may result in removal of the pet or potential eviction.*

If a resident requests a meeting with management within the three day period, the meeting will be scheduled no later than five (5) calendar days after the effective date of the notice, unless the resident and THA mutually agree to a later date.

XII. Notice for Pet Removal

If the resident and THA are unable to resolve the problem at the meeting or the resident fails to correct the violation in the allotted time, the THA may serve notice for pet removal.

The notice shall contain the following:

- 1. A brief statement of the factual basis for the THA's determination that the Pet Policy has been violated;*
- 2. The requirement that the resident must remove the pet within forty-eight (48) hours of the notice;*
- 3. A statement that failure to remove the pet may result in eviction.*

XIII. Termination of Tenancy

The PHA may initiate procedures for termination of tenancy (eviction) based on a Pet Policy violation if:

- 1. The pet owner has failed to remove the pet or correct a violation after notice has been served; and*
- 2. The violation is of such a nature to represent a material breach of the dwelling lease, including, but not limited to prohibitions against nuisances, excessive damage and failure to adhere to rules and regulations.*

XIV. Compliance with State and Local Laws

Residents shall obey all relevant state and local laws regarding public health and the care and maintenance of pets, including, but not limited to “pooper scooper”, leash laws, inoculations, anti-cruelty and abandonment.

XV. Emergencies

The THA reserves the right to immediately contact the appropriate animal control agency for removal of pets that become vicious, display symptoms of severe illness or demonstrate behavior that constitutes an immediate threat to the health and safety of others.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

RAB membership consists of the presidents of the resident councils at Lincoln Homes, Donnelly/Page Homes, Josephson/Abbott Apartments, and French Towers. A draft of the 5-Year/Annual Plan was presented to the presidents of the RAB on September 25, 2008. The final Plan was presented at a public hearing on October 2, 2008. The comment among all representatives was that management must explore all avenues to address modernization concerns. The resident representatives were very complimentary of the Plan for the camera installation and recommended that the installation be completed as soon as possible. (RAB membership – Attachment A)

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
Solicitation for representation initiated by municipal city council. Interested parties submitted applications to council for consideration. Council reviewed applications, interviewed candidates, and made selection.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

Trenton City Council

C. Statement of Consistency with the Consolidated Plan

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
THA will work in partnership with the City of Trenton to maximize housing opportunities for city residents through filling of vacancies, completion of modernization activities, and collaboration on development activities.
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Full support and cooperation from the Mayor, City Council and administrative department heads in achieving aforementioned objectives.

D. Other Information Required by HUD

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

Attachment A

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

RESIDENT ADVISORY BOARD MEMBERS

<u>Name</u>	<u>Community</u>	<u>Position</u>
Michael Brooks	Lincoln/Prospect/Frasier AMP	RC President
Cynthia Lewis	Donnelly/ Page AMP	RC President
Teresa McLean	Josephson/Abbott AMP	RC President
Crystal Barnwell	French Towers	RC President

RESIDENT BOARD MEMBER

Darlene Weldon	Wilson/ Haverstick AMP	Commissioner
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PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NJ39P00550109 FFY of Grant Approval: (10/2009)

- Original Annual Statement
 Revision No: 2

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0
2	1406 Operations	
3	1408 Management Improvements	\$300,000
4	1410 Administration	\$365,451
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$97,500
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	\$1,500,393
11	1465.1 Dwelling Equipment-Nonexpendable	\$42,000
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	\$355,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	\$994,163
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,654,507
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	\$655,000
24	Amount of line 20 Related to Energy Conservation Measures	

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

Trenton Housing Authority

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Lincoln/Prospect/ Campbell Community			
Prospect Village	Ranges and Refrigerators Emergency Repairs A&E Costs Security Camera System Bond Debt Service	1465 1460 1430 1475 9001	\$3,000 \$10,000 \$2,500 \$25,000 \$233,874
Lincoln Homes	Ranges and Refrigerators Security Camera System	1465 1475	\$5,000 \$50,000
Campbell Homes	Bond Debt Service Emergency Repairs	9001 1460	\$497,082 \$5,000
	TOTAL COMMUNITY		\$831,456
Donnelly/Page Community			
Donnelly Homes	Ranges and Refrigerators Emergency Repairs A&E Costs Unit Renovations Sanitary Line Repairs/ Replacements Security Camera System Bond Debt Service	1465 1460 1430 1460 1460 1475 9001	\$7,000 \$15,000 \$10,000 \$100,000 \$6,000 \$150,000 \$49,708
Page Homes	Ranges and Refrigerators Emergency Repairs Bond Debt Service Security Camera System A&E Costs	1465 1460 9001 1475 1430	\$5,000 \$10,000 \$29,825 \$50,000 \$5,000
	TOTAL COMMUNITY		\$437,533
Wilson/Haverstick Community			

Wilson Homes	Stairwell Replacement	1460	\$400,000
	Emergency Repairs	1460	\$15,000
	Ranges and Refrigerators	1465	\$10,000
	Unit Renovations	1460	\$600,000
	Sanitary Line Repairs/Replacements	1460	\$14,118
	Bond Debt Service	9001	\$49,708
	Security Camera System	1475	\$50,000
	A&E Costs	1430	\$50,000
Haverstick Homes	Ranges & Refrigerators	1465	\$3,000
	Emergency Repairs	1460	\$10,000
	Bond Debt Service	9001	\$79,533
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$5,000
TOTAL COMMUNITY			\$1,306,359
Abbott/Josephson/ French Community			
Abbott Apts.	Ranges and Refrigerators	1465	\$3,000
	Contracted Security	1408	\$100,000
	Bond Debt Service	9001	\$19,883
	Unit Renovations	1460	\$75,000
	Emergency Repairs	1460	\$15,000
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$10,000
Josephson Apts.	Ranges and Refrigerators	1465	\$3,000
	Contracted Security	1408	\$100,000
	Bond Debt Service	9001	\$9,942
	Unit Renovations	1460	\$75,000
	Emergency Repairs	1460	\$15,000
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$10,000
French Towers	Ranges and Refrigerators	1465	\$3,000
	Contracted Security	1408	\$100,000
	Bond Debt Service	9001	\$19,883
	Unit Renovations	1460	\$75,000
	Emergency Repairs	1460	\$15,000
	Security Camera System	1475	\$20,000
	A&E Costs	1430	\$5,000
TOTAL COMMUNITY			\$713,708
THA WIDE	Central Office Administration Fee (10%)	1410	\$365,451

	TOTAL ADMINISTRATIVE NEEDS	\$365,451
	Grand Total	\$3,654,507

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NJ005001/Lincoln	7/18/2011	7/18/2013
NJ005002/Donnelly		
NJ005003/Prospect	7/18/2011	7/18/2013
NJ005004/Kerney		
NJ005005/Campbell	7/18/2011	7/18/2013
NJ005006/Wilson		
NJ005007/Page	7/18/2011	7/18/2013
NJ005008/Haverstick	7/18/2011	7/18/2013
NJ005009/Josephson	7/18/2011	7/18/2013
NJ005010/Miller		
NJ005011/Abbott		
NJ005012/French	7/18/2011	7/18/2013
	7/18/2011	7/18/2013
HA-Wide Physical Needs		
HA-Wide Management Needs		
	7/18/2011	7/18/2013
HA-Wide Administrative Needs	7/18/2011	7/18/2013

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

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

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ005000001P	PHA wide --Physical Needs	3	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Prospect Village			
Emergency Repairs		\$20,000	2010
Bond Debt Service		\$238,599	2010
Boiler Replacement/ Repair		\$50,000	2011
Bond Debt Service		\$238,599	2011
Roof Replacement/ Repair		\$50,000	2011
Boiler Replacement/ Repair		\$50,000	2012
Bond Debt Service		\$238,599	2012
Unit Renovations		\$150,000	2012
Bond Debt Service		\$238,599	2013
Unit Renovations		\$200,000	2013
Lincoln Homes			
Emergency Repairs		\$20,000	2010
Emergency Repairs		\$20,000	2011
Emergency Repairs		\$20,000	2012
Emergency Repairs		\$20,000	2013
Campbell Homes			
Bond Debt Service		\$497,082	2010
Bond Debt Service		\$497,082	2011

Bond Debt Service	\$497,082	2012
Bond Debt Service	\$497,082	2013

Optional 5-Year Action Plan Tables

Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ00500002P	PHA wide --Physical Needs	7	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Wilson Homes				
Emergency Repairs			\$15,000	2010
Bond Debt Service			\$49,708	2010
Sanitary Line Repair			\$200,000	2011
Emergency Repairs			\$50,000	2011
Maintenance Equipment			\$25,000	2011
Bond Debt Service			\$49,708	2011
Unit Renovations			\$400,000	2012
Emergency Repairs			\$50,000	2012
Maintenance Equipment			\$25,000	2012
Bond Debt Service			\$49,708	2012
Unit Renovations			\$400,000	2013
Emergency Repairs			\$50,000	2013
Maintenance Equipment			\$25,000	2013
Bond Debt Service			\$49,708	2013
Haverstick Homes				
Emergency Repairs			\$5,000	2010
Bond Debt Service			\$79,533	2010
Roof Replacement/ Repair			\$129,586	2011
Bond Debt Service			\$79,533	2011
Unit Renovations			\$100,000	2012
Bond Debt Service			\$79,533	2012
Unit Renovations			\$100,000	2013
Bond Debt Service			\$79,533	2013

Optional 5-Year Action Plan Tables

Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ005000003P	PHA wide --Physical Needs	15	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Donnelly Homes				
Emergency Repairs			\$15,000	2010
Unit Renovations			\$100,000	2010
Bond Debt Service			\$49,708	2010
Boiler Replacement/ Repair			\$100,000	2011
Unit Renovations			\$400,000	2011
Roof Replacement/ Repair			\$50,000	2011
Bond Debt Service			\$49,708	2011
Unit Renovations			\$300,000	2012
Roof Replacement/ Repair			\$50,000	2012
Bond Debt Service			\$49,708	2012
Unit Renovations			\$300,000	2013
Roof Replacement/ Repair			\$50,000	2013
Bond Debt Service			\$49,708	2013
Page Homes				
Replace Stairwells			\$1,279,893	2010
Emergency Repairs			\$10,000	2010
Bond Debt Service			\$29,825	2010
Unit Renovations			\$545,307	2011
Emergency Repairs			\$50,000	2011
Maintenance Equipment			\$25,000	2011
Bond Debt Service			\$29,825	2011
Unit Renovations			\$420,307	2012
Emergency Repairs			\$50,000	2012
Maintenance Equipment			\$25,000	2012
Bond Debt Service			\$29,825	2012
Unit Renovations			\$420,307	2013

Emergency Repairs	\$50,000	2013
Maintenance Equipment	\$25,000	2013
Bond Debt Service	\$29,825	2013

Optional 5-Year Action Plan Tables

Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ005000004P	PHA wide --Physical Needs	3	1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Josephson Apartments				
Unit Renovations			\$400,000	2010
Contracted Security			\$100,000	2010
Emergency Repairs			\$10,000	2010
Bond Debt Service			\$9,942	2010
Boiler Replacement/ Repair			\$100,000	2011
Contracted Security			\$100,000	2011
Bond Debt Service			\$9,942	2011
Unit Renovations			\$100,000	2012
Contracted Security			\$100,000	2012
Bond Debt Service			\$9,942	2012
Unit Renovations			\$100,000	2013
Contracted Security			\$100,000	2013
Bond Debt Service			\$9,942	2013
Abbott Apartments				
Emergency Repairs			\$10,000	2010
Contracted Security			\$100,000	2010
Bond Debt Service			\$19,883	2010
Boiler Replacement/ Repair			\$100,000	2011
Contracted Security			\$100,000	2011
Bond Debt Service			\$19,883	2011
Unit Renovations			\$100,000	2012
Contracted Security			\$100,000	2012

Bond Debt Service	\$19,883	2012
Unit Renovations	\$100,000	2013
Contracted Security	\$100,000	2013
Bond Debt Service	\$19,883	2013
French Towers		
Emergency Repairs	\$10,000	2010
Contracted Security	\$100,000	2010
Bond Debt Service	\$19,883	2010
Contracted Security	\$100,000	2011
Bond Debt Service	\$19,883	2011
Boiler Replacement/ Repair	\$29,586	2012
Contracted Security	\$100,000	2012
Maintenance Equipment	\$25,000	2012
Bond Debt Service	\$19,883	2012
Boiler Replacement/ Repair	\$29,586	2013
Contracted Security	\$100,000	2013
Maintenance Equipment	\$25,000	2013
Bond Debt Service	\$19,883	2013
Total estimated cost over 5 years	\$12,756,224	

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA wide –Management Needs		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
N/A			
Total estimated cost over 5 years			

Optional 5-Year Action Plan Tables			
Development Number:	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
THA WIDE	PHA wide --Administrative Needs		
Description of Needed Physical Improvements or Administrative Improvements			Estimated Cost
Central Office Administration Fee (10 %) – HA Fiscal Year 2009			\$365,451
Central Office Administration Fee (10 %) – HA Fiscal Year 2010			\$365,451
Central Office Administration Fee (10 %) – HA Fiscal Year 2011			\$365,451
Central Office Administration Fee (10 %) – HA Fiscal Year 2012			\$365,451
Total estimated cost over 5 years			\$1,461,804

