

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Jersey City Housing Authority</u> PHA Code: <u>NJ39P009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2009</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2,822</u> Number of HCV units: <u>3,466</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												

5.1

Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The mission of the JCHA is to provide qualified lower income families and senior citizens with the best opportunities for affordable housing within safe, working neighborhoods; and, to simultaneously promote economic self-sufficiency for families, continued independent living for senior citizens and maximum accommodation for persons with disabilities.

In achieving our Mission, the JCHA is committed to:

- *Public service which reflects the highest standards of personal integrity, professional performance, public accountability, and a "Do what is necessary to get the job done" approach to our work;*
- *Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and Housing Choice Voucher Program participants;*
- *Facilitating a more effective delivery of public housing and enhancing the sustainability of the developments through the transition to asset-based management.*
- *Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners, as well as with support service providers;*
- *Making substantial contributions toward creating and sustaining urban neighborhoods which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity;*
- *Preserving and protecting the right to safe, affordable housing for victims of domestic violence, dating violence, sexual assault or stalking; and*
- *Accomplishing the above in the full spirit of all civil rights and non-discrimination laws and affirmatively furthering fair housing opportunities.*

5.2

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

The following are the JCHA's primary and supportive goals for 2009 – 2013.

PRIMARY GOALS

1. *Plan, promote, gain funding for, and effectively implement the Revitalization Programs including the use of HOPE VI.*
2. *Dramatically Improve Existing Site Conditions.*
3. *Promote and Enforce Resident Responsibility.*
4. *Promote and Support Resident Self-Sufficiency.*
5. *Improve and Expand Senior Citizen Affordable Housing Opportunities, especially for continued independent living.*
6. *Maximize Participant and Neighborhood Results of Housing Choice Voucher Programs.*
7. *Achieve Greater Financial Stability.*
8. *Ensure Civil Rights and Fair Housing Opportunities.*
9. *Facilitate the Successful Transition to Asset-Based Management.*
10. *Preserve and protect the right to safe, affordable housing for victims of domestic violence in accordance with the Violence Against Women Act*

SUPPORTIVE GOALS

1. *Augment Staff Training and Development.*
2. *Enhance and Expand Management Information Systems.*
3. *Broaden and Foster Agency Communications.*

PROGRESS TO MEET THE GOALS AND OBJECTIVES INCLUDES:

1. *Applied for additional vouchers*
2. *Reduced public housing vacancies*
3. *Leverage private or other public funds to create additional housing opportunities*
4. *Utilized Section 8 Project-Based Assistance to develop new affordable housing units.*
5. *Participated in the County's Continuum of Care Initiative*
6. *Improved public housing and voucher management*
7. *Increased customer satisfaction*
8. *Concentrated on efforts to improve specific management functions*
9. *Renovated and/or modernized public housing units*
10. *Demolish and/or disposed of obsolete public housing*
11. *Provided replacement public housing and vouchers*
12. *Provided voucher mobility counseling*
13. *Conducted outreach efforts to potential voucher landlords*
14. *Implemented the voucher and public housing homeownership programs*
15. *Implemented public housing site-based waiting lists*
16. *Increased rental and homeownership opportunities for persons with disabilities especially as part of Lafayette Gardens & A. Harry Moore Apts. HOPE VI Revitalization Programs.*
17. *Implemented measures to deconcentrate poverty by bringing higher income public housing households into lower income developments*
18. *Implemented public housing security improvements*
19. *Developed new mixed-income communities including HOPE VI & Revitalization Programs*
20. *Increased the number and percentage of employed persons in assisted families*
21. *Provide homeownership, credit counseling & maint. training to promote homeownership*
22. *Provide or attracted supportive services to improve assistance recipients' employability*
23. *Ensured equal opportunity & affirmatively further fair housing*
24. *Continue to provide HCV Mainstream Program*

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

1. Eligibility, Selection and Admissions Policies –

Interested Persons may also apply for admission to public housing at the Management Office at Barbara Place Terrace for Lafayette Senior Living Center, Woodward Terrace, Pacific Court Townhouse and for Barbara Place Terrace and at Gloria Robinson Court I & II Management Office for Gloria Robinson Court only.

Other preference also includes Lafayette Gardens HOPE VI relocates and Turnkey neighborhood residents for Ocean Pointe East and West.

2. Financial Resources – Changes included:

Federal Grants	
Public Housing Operating Fund	\$26.5M
Public Housing Capital Fund	\$6.2M
HOPE VI Revitalization (Unobligd)	\$6,178,913
HOPE VI Demolition	\$0
Annual Contributions for Section 8 Tenant Based Assistance	\$30.2M
Resident Opportunity & Self-Sufficiency Grants:	Applications pending
Community Development Block Grant	\$47,000
HOME	\$500,000
CSBG	\$20,000
Prior Year Federal Grants	
CDBG	\$500,000
CFP 2006	\$74,207
CFP 2007	\$547,554
RHF 2007	\$877,607
Public Housing Rental Income	
Non-dwelling Income	\$72,000.
Other Federal Income	
Interest	\$400,000
Other (CFP 1406)	\$1,241,000
Non-federal sources	
DSH Proceeds (estimated)	\$280,000
Inter-Local Agreements	\$150,000

6.0

3. Rent Determination-

The new 2% increase on Flat Rents was arrived at based on the November 2008 increase in FMR's.

4. Operation and Management – HUD Programs under PHA Management

Program Name	Units/Families Served	Expected Turnover
Public Housing	2822	78
Section 8 vouchers	2549	100
Section 8 Mod Rehab	100 (SRO)	30
Special Purpose Section 8 Voucher		
Mainstream	200	25
Family Unification	170	30
Relocation/Replacement	447	30

5. Grievance Procedures – No Revisions

6. Designated Housing for Elderly and Disabled Families

Approved Renewal of Designated Plan until March 21, 2010:

- NJ009031 – Lafayette Senior Living Center: AMP13, 83 Units Elderly Only
- NJ009011 – Berry Gardens: AMP9, 40 Units Elderly Only
- NJ009015 – Berry Gardens III: AMP9, 42 Units Elderly Only
- NJ009018 - Berry Gardens IV: AMP9, 286 Units Elderly Only
- NJ009014 – Thomas Stewart Apartments: AMP16, 48 Units Elderly Only
- NJ009010 – Curries Woods (3New Heckman Drive) : AMP8, 91 Units Elderly and Disabled Families
- Development # not assigned yet: Ocean Point East and West, Elderly Only: Approved Elderly- 58 Unit

6.0 cont	<p>7. Community Service and Self-Sufficiency</p> <p>Increase in Homeownership Opportunities 4 Freeman Homes 70 A. Harry Moore Condos</p> <p>8.Safety and Crime Prevention</p> <p>New activity included the Gang and Violence Intervention Program New agreement between the JCHA and local law enforcement agency for provision of above-baseline law enforcement activities.</p> <p>9.Pets – No Revisions</p> <p>10. Civil Rights Certification – No Revisions</p> <p>11. Fiscal Year Audit JCHA is required to have an audit conducted. The most recent fiscal audit was submitted to HUD and there were findings as a result of the audit. No findings remain unresolved as of this date.</p> <p>12.Asset Management No Revisions</p> <p>13. Violence Against Women Act – No Revisions</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>JCHA plans to apply for a HOPE VI Revitalization grant for A. Harry Moore Apartments. JCHA plans to engage in mixed-finance development activities for public housing at A. Harry Moore (Phase V off-site) Lafayette Gardens, AMP 1, NJ39URD009II01 Phase V: bldgs #5,6,7&8 (Disposition) Timeline for activity: Actual or projected start date of activity is 12/2008 and projected end date is 07/2009</p> <ul style="list-style-type: none"> A. Harry Moore Apts., AMP#7 (bldgs#3,5 (Disposition) Date Application was approved, submitted or planned for submission for disposition is 12/2009 B. Dwight Street Homes, AMP#10 (Disposition) Date Application was approved, submitted or planned for submission for disposition is 12/2008, Total Development and projected en date of activity is 2010. C. JCHA Admin. Buildings #410, #420, AMP#99 (Disposition) Planned application: Homeownership Plan. Date Application was approved, submitted or planned for submission for disposition is 12/2009, Coverage is part of the development and the timeline for projected start date is 11/2008 with projected end date of activity is 03/2010.
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income <= 30% of AMI	24,207	5	5	5	5	5	3
Income >30% but <=50% of AMI	13,256	5	5	5	5	5	3
Income >50% but <80% of AMI	20,173	5	5	5	5	5	4
Elderly	9,222	5	4	4	5	2	5
Families with Disabilities	2,882	5	5	5	5	3	5
Race/Ethnicity (<i>Wht</i>)	20,749	5	5	5	5	5	4
Race/Ethnicity (<i>Blk</i>)	16,138	5	5	5	5	5	4
Race/Ethnicity (<i>Hisp</i>)	13,833	5	5	5	5	5	4
Race/Ethnicity (<i>Oth</i>)	6,916	5	5	5	5	5	4

Housing Needs of Families on the Waiting List			
Public Housing waiting list			
	# of families	% of total families	Annual Turnover
Waiting list total	8,309		125
Extremely low income <=30% AMI	6,518	78.45%	
Very low income (>30% but <=50% AMI)	1,467	17.66%	
Low income (>50% but <80% AMI)	324	3.90%	
Families with children	4,867	56.97%	
Elderly families	1,043	12.21%	
Families with Disabilities	2633	30.82%	
Race/ethnicity (<i>Wht</i>)	1016	12.23%	
Race/ethnicity (<i>Blk</i>)	3,887	46.78%	
Race/ethnicity (<i>His</i>)	3,177	38.23%	
Race/ethnicity (<i>Oth</i>)	229	2.75%	
Characteristics by			

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The strategies of the JCHA to maximize the number of affordable units available include the following:

- Employ effective maintenance and management policies to minimize the number of units off-line
- Reduce the turnover time for vacated units.
- Reduce the make-ready time to renovate units.
- Seek replacement of public housing units through mixed finance developments
- Seek replacement of public housing units lost through Section 8 replacement housing resources
- Maintain Section 8 lease-up rates by establishing payment standards that will enable families to rent
- Undertake measures to ensure access to affordable housing among families assisted by the PHA
- Maintain and increase Section 8 lease-up rates by marketing the program to owners
- Maintain and 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 coordinately with broader community strategies
- Promote program integrity to ensure only eligible and responsible families participate in public and assisted housing programs.
- 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.
- Utilize Housing Choice Vouchers for project-based assistance program. Utilize "operating subsidy-only mechanism" for new housing developments.
- Adopt rent policies to support and encourage work.
- Employ admissions preferences aimed families who are working
- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly
- Provide assisted living services for existing elderly developments, and develop new elderly only developments
- Carry out modifications needed in public housing based on the section 504 Needs Assessment for public housing.
- Ensure feasible accessibility, modifications, adaptability and visitability in Curries Woods, Lafayette Gardens and A. Harry Moore HOPE VI on-going programs and projected programs. Provide homeownership opportunities for persons in need of accessible units. Provide Section 8 project-based assistance to programs that provide accessible units.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

9.1

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The JCHA continues to see the progress we are making in meeting our missions and goals.</p> <ul style="list-style-type: none"> • Ongoing planning and implementation of Revitalization Programs including the use of HOPE VI. Lease-up has begun at Gloria Robinson Court and Barbara Place will begin shortly. • Aggressively pursuing and applying for grants. • We have seen an increase in our REAC scores and continue to address the condition of our developments and housing units to ensure our residents are living in safe • The Regional and Asset Managers continue to enforce all lease violations and evictions as per the ACOP and lease. • The JCHA continues to expand services to promote and support Resident Self-Sufficiency including new Homeownership Opportunities at Freeman Homes and AHM Condos. Our Self-Sufficiency Program continues to help many residents. • In order to improve and expand affordable housing opportunities for Senior Citizens, the JCHA is developing a new senior designated mixed-income community through innovative partnerships with private developers. • Significant Improvements are on-going at our existing senior developments through the use of Capital and Leveraging Funds. • In order to achieve greater financial stability, the JCHA has increased the flat rents, entered into inter-local agreements, leased office space, and continues to investigate other sources of revenue. • As we continue to facilitate the transition to Asset Management, we have been successful in many aspects as noted by HUD during a review and also during our Stop-Loss evaluation. • Numerous training sessions were attended by staff on Asset Management, REAC inspections, budgets, etc. to provide training and development and to further our supportive goals. • In order to enhance and expand Management Information Systems and Broaden and Foster Agency Communications, the JCHA is in the process of upgrading our computer and telephone systems. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The JCHA defines a “significant amendment” or a “substantial deviation/modification” of the Agency Plan to be any change in policy, programs, rules or practices that would normally require authorization by the JCHA Board of Commissioners through a Board Resolution.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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

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

Part I: Summary					
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				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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Signature of Executive Director		Date	Signature of Public Housing Director	Date

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P009501-09 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2009	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-2	Site							
Marion Gardens	Fees and Costs (Inspection):	1430						
	Site Improvements/Utilities:	1450						
	Underground Steam/Return			\$50,000				
	Mechanical and Electrical:	1460						
	Roof Repair			\$5,000				
	Interior Sewer Cleaning			\$15,000				
	Hot Water System/Convactor Piping			\$5,000				
	Boiler Tube Replacement			\$20,000				
	Pump Refurb/Zone Control			\$20,000				
	Utility Monitoring System			\$10,000				
	Electric: Exterior Security Lighting			\$30,000				
	Kitchen Mod (Minor)			\$75,000				
	Plastering Work Items			\$30,000				
	Fire Alarm System Upgrade			\$20,000				
	Sub-total			\$230,000		\$0		
	Dwelling Units:	1460						
	Facility Masonry Repairs			\$10,000				
	Tuckpointing/Brickwork Repair			\$10,000				
	Boiler Installation			\$150,000				
	Apt/Vacancy Refurb			\$80,000				
				\$0				
	Sub-total			\$250,000				

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P009501-09 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2009	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-3/7	Site:							
Booker T.	Site Improvements/Utilities:	1450						
Washington	Underground Steam & Return			\$20,000				
Apts. & Annex	Fence Painting			\$15,000				
				\$35,000				
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$8,000				
	Facility Doors: Interior and Exterior			\$28,000				
	Facility Masonry Repairs			\$27,000				
	LBP & Mold Testing /Abatement			\$10,000				
	Boiler Tube Replacement			\$15,000				
	Interior Steam & Return Line			\$10,000				
	Interior Sewer Cleaning			\$15,000				
	Electric: Exterior Security & Lighting			\$22,000				
	Fire Alarm System Upgrade			\$10,000				
	Utility Monitoring System			\$20,000				
	Pump Ref/Zone Control			\$20,000				
	Heating/Boiler Refurbishing			\$15,000				
	Paint Hallways/Stairwells			\$30,000				
				\$230,000	\$0			

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P009501-09 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2009	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-04	Site Improvements/Utilities:	1450						
Hudson								
	Site Improvements: Playground Equipt. Repair			\$25,000				
Gardens	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			\$10,000				
	Facility Masonry Repairs			\$10,000				
	Interior Steam & Return			\$15,000				
	Heating/Boiler Refurb			\$10,000				
	Pump Refurb/Zone Controls			\$10,000				
	Paint Halls & Stairwells			\$30,000				
	Electric: Exterior Security Lighting			\$10,000				
	Utility Monitoring System			\$10,000				
	Interior Sewer Cleaning			\$15,000				
	Roof Repair/Tuckpointing			\$20,000				
	Fire Alarm System Upgrade			\$10,000				
				\$150,000	\$0			
	Dwelling Structure:	1460						
	Radiator Valves/Element Repl			\$175,000				
	Plastering Work Items			\$10,000				
	Apt/Vacancy Refurb			\$20,000	\$0			
				\$205,000	\$0			
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$20,000				
	Total, N.J. 9-04:			\$400,000	\$0	\$0		

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P009501-09 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2009	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06	A/E Fees							
Montgomery Gardens		1430						
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			\$15,000				
	Elevator Controls			\$50,000				
	Pump Refurb/Zone Control			\$25,000				
	Boiler Tube Replacement			\$40,000				
	Electric: Exterior Security Lighting			\$20,000				
	Interior Sewer Cleaning			\$10,000				
	Utility Monitoring System			\$30,000				
	Fire Alarm System Upgrade			\$20,000				
				\$210,000	\$0	\$0		

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P009501-09 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2009	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-11/15/18 Berry Gardens I, II, III & IV	Site Improvements/Utilities:	1450						
	Mechanical and Electrical:	1460						
	Utility Monitoring System			\$5,000				
	Plastering Work Items			\$25,000				
	Facility Masonry Repair			\$25,000				
	Electric: Exterior Security Lighting			\$25,000				
	Interior Sewer Cleaning			\$8,000				
	Elevator Controls			\$25,000				
	Interior Steam and Return Line			\$20,000				
	Pump Refurb./Zone Control			\$18,000				
	Compactor System Refurbishment			\$10,000				
	Fire Pump Refurbishing			\$0				
	Roof Repair			\$0				
	Fire Alarm System Upgrade			\$10,000				
				\$171,000	\$0	\$0		
	Dwelling Structure:	1460						
	Apt/Vacancy Refurb			\$30,000				
	Domestic Hot Water Tank			\$0				
	Pipe Insulation			\$10,000		\$0		
	Hallway/Stairwell Painting			\$15,000				
				\$55,000	\$0	\$0		
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000		\$0		
	Maintenance Equipment	1475						
	Total, N.J. 9-11:			\$236,000	\$0	\$0		

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P009501-09 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2009	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14	Site:							
Thomas J. Stewart	Site Improvements/Utilities:	1450						
Apts.				\$0	\$0			
	Mechanical and Electrical:	1460						
	Heating/Boiler Refurbishing			\$5,000				
	Facility Masonry Repair			\$5,000				
	Elevator Shaft & Control Room Wiring			\$10,000				
	Roof Repair			\$5,000				
	Compactor System Refurbishment			\$3,000				
				\$28,000	\$0	\$0		
	Dwelling Units:	1460						
	Plastering Work Items			\$5,000				
	Apt/Vacancy Refurb			\$10,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$15,000		\$0		
	Non-Dwelling Structures	1470						
	Chair Lift			\$25,000				
	Total, N.J. 9-14:			\$83,000	\$0	\$0		

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16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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Signature of Executive Director		Date	Signature of Public Housing Director	Date

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950108 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2008	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-2	Site							
Marion Gardens	Fees and Costs (Inspection):	1430						
	Site Improvements/Utilities:	1450						
	Underground Steam/Return			\$50,000	\$50,000			
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$10,000			
	Interior Sewer Cleaning			\$15,000	\$15,000			
	Hot Water System/Convactor Piping			\$5,000	\$5,000			
	Utility Monitoring System			\$5,000	\$5,000			
	Electric: Exterior Security Lighting			\$20,000	\$20,000			
	Plastering Work Items			\$30,000	\$30,000			
	Fire Alarm System Upgrade			\$10,000	\$10,000			\$519
	Sub-total			\$95,000	\$95,000	\$0		\$519
	Dwelling Units:	1460						
	Facility Masonry Repairs			\$10,000	\$10,000			
	Tuckpointing/Brickwork Repair			\$15,000	\$15,000			
	Paint Hallways/Stairwells			\$20,000	\$20,000			
	Apt/Vacancy Refurb			\$175,000	\$175,000			
	Pipe Insulation/Cathodic Protection			\$10,000	\$10,000			
	Sub-total			\$230,000	\$230,000	\$0		\$0

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950108 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2008		
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-3/7	Site:							
Booker T.	Site Improvements/Utilities:	1450						
Washington	Fence Painting			\$15,000	\$15,000			
Apts. & Annex								
				\$15,000	\$15,000			
	Mechanical and Electrical:	1460						
	Roof Repair/Tuckpointing			\$10,000	\$10,000			
	Facility Doors: Interior and Exterior			\$10,000	\$10,000			
	Facility Masonry Repairs			\$10,000	\$10,000			
	LBP & Mold Testing /Abatement			\$30,000	\$30,000		\$252	
	Security Cameras			\$52,000	\$52,000			
	Interior Steam & Return Line			\$20,000	\$20,000			
	Interior Sewer Cleaning			\$15,000	\$15,000			
	Electric: Exterior Security & Lighting			\$20,000	\$20,000			
	Fire Alarm System Upgrade			\$10,000	\$10,000		\$148	
	Utility Monitoring System			\$10,000	\$10,000			
	Pump Ref/Zone Control			\$20,000	\$20,000			
	Heating/Boiler Refurbishing			\$15,000	\$15,000			
	Paint Hallways/Stairwells			\$30,000	\$30,000			
				\$252,000	\$252,000	\$0	\$400	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950108 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2008		
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-04	Site Improvements/Utilities:	1450						
Hudson	Site Upgrade-Sidewalks			\$20,000	\$20,000			
	Site Improvements: Playground Equipt. Repair			\$10,000	\$30,000			
Gardens	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			\$5,000	\$5,000			
	Facility Masonry Repairs			\$10,000	\$10,000			
	LBP & Mold Testing /Abatement			\$75,000	\$75,000			
	Heating/Boiler Equipt			\$10,000	\$10,000			
	Stair Tiling			\$10,000	\$10,000			
	Electric: Exterior Security Lighting			\$10,000	\$10,000			
	Utility Monitoring System			\$10,000	\$10,000			
	Interior Sewer Cleaning			\$15,000	\$15,000		\$301	
	Roof Repair/Tuckpointing			\$10,000	\$10,000			
	Fire Alarm System Upgrade			\$10,000	\$10,000		\$112	
				\$165,000	\$165,000	\$0	\$413	
	Dwelling Structure:	1460						
	Pipe Insulation			\$10,000	\$10,000			
	Plastering Work Items			\$10,000	\$10,000			
	Apt/Vacancy Refurb			\$20,000	\$0			
				\$40,000	\$20,000	\$0	\$0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$20,000	\$20,000			
	Total, N.J. 9-04:			\$255,000	\$255,000	\$0	\$413	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950108 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2008	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-05	Fees and Costs (Inspection):	1430						
Holland Gardens	Site Improvements/Utilities:	1450						
				\$0	\$0	\$0		
	Mechanical and Electrical:	1460						
	Heating/Boiler Refurbishing			\$15,000	\$15,000			
	Electric: Exterior Security Lighting			\$20,000	\$20,000			
	LBP & Mold Testing/Abatement			\$35,000	\$35,000		\$10,059	
	Roof Repair			\$10,000	\$10,000			
				\$80,000	\$80,000	\$0	\$10,059	
	Dwelling Structure	1460						
	Hallway Windows			\$40,000	\$40,000			
	Plastering Work Items			\$10,000	\$10,000			
	Apt/Vacancy Refurb			\$75,000	\$75,000			
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$15,000	\$15,000			
	Non Dwelling Structures:	1470						
	Maintenance Equipment	1475						
	Maintenance Equipment			\$10,000	\$10,000			
	Total, N.J. 9-05:			\$230,000	\$230,000	\$0	\$10,059	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950108 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2008	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06	A/E Fees							
Montgomery Gardens		1430						
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			\$15,000	\$15,000			
	Roof Repair			\$20,000	\$20,000			
	Elevator Controls			\$50,000	\$50,000		\$5,283	
	Interior Steam and Return Line			\$20,000	\$20,000			
	Electric: Exterior Security Lighting			\$20,000	\$20,000			
	Interior Sewer Cleaning			\$10,000	\$10,000			
	Utility Monitoring System			\$20,000	\$20,000			
	Security Cameras			\$50,000	\$50,000			
	Fire Alarm System Upgrade			\$20,000	\$20,000			
				\$225,000	\$225,000	\$0	\$5,283	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950108 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2008	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-11/15/18 Berry Gardens I, II, III & IV	Site Improvements/Utilities:	1450						
	Mechanical and Electrical:	1460						
	Utility Monitoring System			\$5,000	\$5,000			
	Plastering Work Items			\$10,000	\$10,000			
	Facility Masonry Repair			\$10,000	\$10,000			
	Electric: Exterior Security Lighting			\$15,000	\$15,000			
	Interior Sewer Cleaning			\$8,000	\$8,000		\$843	
	Elevator Controls			\$25,000	\$25,000			
	Interior Steam and Return Line			\$10,000	\$10,000			
	Pump Refurb./Zone Control			\$10,000	\$10,000			
	Compactor System Refurbishment			\$10,000	\$10,000		\$447	
	Fire Pump Refurbishing			\$15,000	\$15,000			
	Roof Repair			\$10,000	\$10,000			
	Fire Alarm System Upgrade			\$10,000	\$10,000			
				\$138,000	\$138,000	\$0	\$1,290	
	Dwelling Structure:	1460						
	Apt/Vacancy Refurb			\$100,000	\$100,000			
	Domestic Hot Water Tank			\$73,085	\$73,085			
	Pipe Insulation			\$10,000	\$10,000	\$0		
	Hallway/Stairwell Painting			\$15,000	\$15,000			
				\$198,085	\$198,085	\$0		
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$30,000	\$30,000	\$0		
	Maintenance Equipment	1475						
	Total, N.J. 9-11:			\$366,085	\$366,085	\$0		

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950108 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2008	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14	Site:							
Thomas J.	Site Improvements/Utilities:	1450						
Stewart	Site Improvements-including Entranceway			\$25,000	\$25,000			
Apts.				\$25,000	\$25,000			
	Mechanical and Electrical:	1460						
	Heating/Boiler Refurbishing			\$5,000	\$5,000			
	Facility Masonry Repair			\$5,000	\$5,000			
	Elevator Shaft & Control Room Wiring			\$10,000	\$10,000			
	Roof Repair			\$5,000	\$5,000			
	Compactor System Refurbishment			\$3,000	\$3,000			
				\$28,000	\$28,000	\$0		
	Dwelling Units:	1460						
	Plastering Work Items			\$5,000	\$5,000			
	Apt/Vacancy Refurb			\$20,000	\$20,000			
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$15,000	\$15,000	\$0		
	Non-Dwelling Structures	1470						
	Lobby Stairs & Hallway			\$10,000	\$10,000			
	Total, N.J. 9-14:			\$103,000	\$103,000	\$0	\$0	

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Replacement Housing Factor Grant No: _____				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Signature of Public Housing Director		Date
Date		Date		

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

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

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

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

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

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJP00950107 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2007	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
JCHA-Wide								
Operations	Operations	1406		\$1,125,041	\$1,125,041	\$1,125,041	\$562,518	
Management								
Improvements	1) Off Duty Police/Security (All AMPs)	1408		\$436,200	\$436,200	\$436,200	\$117,864	
	2) After School Program (Family AMPs)	1408		\$93,997	\$99,210	\$99,210	\$0	
	3) Senior Service Program (Berry Gardens)	1408		\$122,500	\$122,500	\$122,500	\$0	
	4) Time & Attendance Sys. Upgrade(All AMPs)	1408		\$150,000	\$125,000	\$125,000	\$0	
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Acctg.	1410		\$512,520	\$512,520	\$512,520	\$32,064	
	Legal	1410.4		\$50,000	\$50,000	\$50,000	\$0	
A/E Fees	JCHA Inspection	1430.7		\$0	\$26,672	\$26,672	\$26,672	
Debt Service	Estimated annual debt service payment	1501		\$804,945	\$800,776	\$800,776	\$0	
	Total JCHA-Wide:			\$3,295,203	\$3,297,919	\$3,297,919	\$739,118	

Part II: Supporting Pages							
HA Name			Grant Type and Number:				Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJP00950107				2007
			Replacement Housing Factor Grant No.:				
N.J. 9-2	Site						
Marion Gardens	Fees and Costs (Inspection):	1430					
	Site Improvements/Utilities:	1450					
	Mechanical and Electrical:	1460					
	Roof Repair		\$10,000	\$5,000	\$5,000	\$4,184	
	Interior Sewer Cleaning		\$15,000	\$15,000	\$15,000	\$16,807	
	Hot Water System/Convactor Piping		\$15,000	\$55,000	\$55,000	\$54,637	
	Electric: Exterior Security Lighting		\$10,000	\$10,000	\$10,000	\$7,612	
	Apt/Vacancy Refurbishing		\$0	\$35,000	\$35,000	\$34,528	
	Kitchen Modernization (Minor)		\$25,000	\$0	\$0	\$0	
	Fire Alarm System Upgrade		\$10,000	\$10,000	\$10,000	\$9,201	
	Sub-total		\$85,000	\$130,000	\$130,000	\$126,969	
	Dwelling Units:	1460					
	Tuckpointing/Brick Repair		\$25,000	\$20,333	\$20,333	\$0	
	Pipe Insulation/Catodic Protection		\$10,000	\$0	\$0	\$0	
	Fire Escape Refurbishing		\$20,000	\$0	\$0	\$0	
	Sub-total		\$55,000	\$20,333	\$20,333	\$0	

Part II: Supporting Pages							
HA Name			Grant Type and Number:				Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJP00950107				2007
			Replacement Housing Factor Grant No.:				
N.J. 9-3/7	Site:						
Booker T. Washington	Site Improvements/Utilities:	1450					
Apts. & Annex	Underground Utility: Sewers			\$110,000	\$55,000	\$0	\$0
	Sidewalk Repairs (PHAS)			\$0	\$0	\$0	\$0
				\$110,000	\$55,000	\$0	\$0
	Mechanical and Electrical:	1460					
	Roof Repair/Tuckpointing			\$15,000	\$15,000	\$15,000	\$1,976
	Facility Doors: Interior and Exterior			\$10,000	\$30,000	\$30,000	\$28,982
	Facility Masonry Repairs			\$20,000	\$10,000	\$10,000	\$0
	LBP & Mold Testing /Abatement			\$40,000	\$40,000	\$40,000	\$14,525
	Boiler Upgrade/Tube Replacement			\$15,000	\$20,000	\$20,000	\$10,318
	Interior Steam & Return Line			\$30,000	\$42,336	\$42,336	\$42,336
	Interior Sewer Cleaning			\$15,000	\$6,253	\$6,253	\$6,253
	Electric: Exterior Security & Lighting			\$12,000	\$8,000	\$8,000	\$5,736
	Fire Alarm System Upgrade			\$15,000	\$10,000	\$10,000	\$4,320
	Utility Monitoring System			\$20,000	\$10,000	\$10,000	\$0
	Pump Ref/Zone Control			\$20,000	\$0	\$0	\$0
	Heating/Boiler Refurbishing			\$15,000	\$15,000	\$15,000	\$2,188
				\$227,000	\$206,589	\$206,589	\$116,634

Part II: Supporting Pages							
HA Name			Grant Type and Number:				Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJP00950107				2007
			Replacement Housing Factor Grant No.:				
N.J. 9-04	Site Improvements/Utilities:	1450					
Hudson	Site Upgrade-Sidewalks			\$20,000	\$20,000	\$20,000	\$19,840
	Site Improvements: Playground Equipt. Repair			\$20,000	\$24,000	\$0	\$0
Gardens	Mechanical and Electrical:	1460					
	Facility Doors: Interior and Exterior			\$10,000	\$10,000	\$10,000	\$0
	Facility Masonry Repairs			\$10,000	\$5,000	\$5,000	\$351
	LBP & Mold Testing /Abatement			\$30,000	\$50,000	\$50,000	\$17,572
	Heating/Boiler Refurb			\$20,000	\$20,000	\$20,000	\$12,521
	Stair Tiling			\$15,000	\$15,000	\$15,000	\$0
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$2,817
	Utility Monitoring System			\$10,000	\$10,000	\$10,000	\$308
	Interior Sewer Cleaning			\$15,000	\$15,000	\$15,000	\$5,336
	Roof Repair/Tuckpointing			\$15,000	\$15,000	\$15,000	\$1,766
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$2,516
				\$145,000	\$160,000	\$160,000	\$43,187
	Dwelling Structure:	1460					
	Pipe Insulation			\$10,000	\$10,000	\$10,000	\$0
	Fire Escape Refurbishing			\$15,000	\$0	\$0	\$0
	Boiler/Equipment Refurbishment (tubing)			\$80,000	\$70,000	\$1,413	\$1,413
				\$105,000	\$80,000	\$11,413	\$1,413
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$15,000	\$15,000	\$15,000	\$0
Total, N.J. 9-04:				\$305,000	\$299,000	\$206,413	\$64,440

Part II: Supporting Pages							
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJP00950107 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2007
N.J. 9-06	Management Improvements	1408					
Montgomery	Crime Prevention Initiative			\$0	\$35,000	\$35,000	\$11,664
Gardens	A/E Fees						
	Master Plan Consultant	1430		\$100,000	\$0	\$0	\$0
	Mechanical and Electrical:	1460					
	Facility Doors: Interior & Exterior			\$15,000	\$32,734	\$32,734	\$32,734
	Elevator Shaft & Control Room Wiring			\$40,000	\$56,779	\$56,779	\$56,779
	Interior Steam and Return Line			\$25,000	\$0	\$0	\$0
	Compactor System Refurbishment			\$30,000	\$40,010	\$40,010	\$40,010
	Electric: Exterior Security Lighting			\$60,000	\$10,000	\$10,000	\$2,727
	Vacuum System Upgrade			\$25,000	\$0	\$0	\$0
	Fire Alarm System Upgrade			\$20,000	\$5,000	\$5,000	\$4,746
				\$215,000	\$144,523	\$144,523	\$136,996

Part II: Supporting Pages							
HA Name			Grant Type and Number:				Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJP00950107				2007
			Replacement Housing Factor Grant No.:				
N.J. 9-06	Dwelling Structure:	1460					
Montgomery	Pipe Insulation			\$10,000	\$0	\$0	\$0
Gardens	LBP Abatement/Mold & Mildew Remediation			\$0	\$35,000	\$35,000	\$13,590
				\$10,000	\$35,000	\$35,000	\$13,590
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$20,000	\$15,000	\$15,000	\$0
	Non Dwelling Structures:	1470					
	Mgr's Office Refurb			\$10,000	\$9,966	\$9,966	\$9,966
				\$10,000	\$9,966	\$9,966	\$9,966
	Maintenance Equipment	1475					
	Maintenance Vacuum			\$15,000	\$50,000	\$39,895	\$39,895
	Fire Safety Equipment			\$20,000	\$20,000	\$12,359	\$12,359
				\$35,000	\$70,000	\$52,254	\$52,254
	Relocation	1495					
	Relocation Costs			\$0	\$115,000	\$115,000	\$31,469
	Total, N.J. 9-06:			\$390,000	\$424,489	\$406,743	\$255,939

Part II: Supporting Pages							
HA Name			Grant Type and Number:				Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJP00950107				2007
			Replacement Housing Factor Grant No.:				
N.J. 9-09	Site Improvements/Utilities	1450					
A. Harry				\$0	\$0		
Moore							
Apts.	Mechanical and Electrical:	1460					
	Elevator Shaft & Control Room Wiring			\$40,000	\$40,000	\$40,000	\$20,534
	Compactor System Refurbishment			\$30,000	\$30,000	\$30,000	\$21,762
	Electric: Exterior Security Lighting			\$30,000	\$20,000	\$20,000	\$0
	Fire Alarm System Upgrade			\$20,000	\$15,000	\$15,000	\$2,861
				\$120,000	\$105,000	\$105,000	\$45,157
	Demolition	1485					
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$0
	Maintenance Equipment	1475					
	Fire Safety Equipment			\$10,000	\$10,000	\$7,249	\$7,249
	Total, N.J. 9-09:			\$140,000	\$125,000	\$122,249	\$52,406

Part II: Supporting Pages							
HA Name			Grant Type and Number:				Federal FY of Grant:
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJP00950107				2007
			Replacement Housing Factor Grant No.:				
N.J. 9-14	Site:						
Thomas J.	Site Improvements/Utilities:	1450					
Stewart	Site Improvements-including Entranceway			\$10,000	\$0	\$0	\$0
Apts.				\$10,000	\$0	\$0	\$0
	Mechanical and Electrical:	1460					
	Heating/Boiler Refurbishing			\$5,000	\$5,000	\$5,000	\$2,205
	Facility Masonry Repair			\$5,000	\$5,000	\$5,000	\$2,279
	Bathroom Vanity			\$10,000	\$0	\$0	\$0
	Elevator Shaft & Control Room Wiring			\$10,000	\$10,000	\$10,000	\$1,222
	Roof Repair			\$5,000	\$5,000	\$5,000	\$0
	Compactor System Refurbishment			\$3,000	\$3,000	\$3,000	\$178
				\$38,000	\$28,000	\$28,000	\$5,884
	Dwelling Units:	1460					
	Apt/Vacancy Refurbishing			\$0	\$10,000	\$10,000	\$0
	Dwelling Equipment:	1465.1					
	Ranges and Refrigerators			\$5,000	\$5,000	\$5,000	\$0
	Non-Dwelling Structures	1470					
	Lobby Stairs & Hallway			\$15,000	\$15,000	\$15,000	\$0
	Total, N.J. 9-14:			\$68,000	\$58,000	\$58,000	\$5,884

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____ FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date

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

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

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
JCHA-Wide								
Operations	Operations	1406		\$517,662	\$517,662	\$517,662	\$517,662	
Management								
Improvements								
	1) Off Duty Police (all sites)	1408		\$293,163	\$287,755	\$287,756	\$287,755	
	2) Site Fire Safety Command Stations (all sites)	1408		\$25,000	\$25,000	\$25,000	\$25,000	
	3) Senior Support Services (Berry Gardens)	1408		\$118,537	\$138,510	\$138,510	\$138,510	
	4) ASP Staff	1408		\$94,067	\$45,791	\$45,791	\$45,791	
	5) AMP Accounting Services	1408		\$0	\$20,000	\$0	\$0	
A/E Fees	JCHA Inspection	1430		\$0	\$266,992	\$266,992	\$266,992	
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection & Acctg.	1410		\$485,767	\$367,749	\$367,749	\$367,749	
	Legal	1410.4		\$45,000	\$10,000	\$10,000	\$7,078	
Debt Service	Estimated annual debt service payment	1501		\$818,474	\$799,864	\$799,864	\$0	
	Total JCHA-Wide:			\$2,397,670	\$2,479,323	\$2,459,324	\$1,656,538	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Marion	Fees and Costs:	1430						
Gardens	Voiceover IP			\$0	\$2,000	\$2,000	\$1,389	
	Site Improvements/Utilities:	1450						
	Underground Utility: Steam/Return			\$70,000	\$69,721	\$69,721	\$22,658	
	Mechanical and Electrical:	1460						
	Roof Repair			\$15,000	\$10,000	\$10,000	\$6,317	
	Vacancy/Apartment Refurbishment			\$60,000	\$35,000	\$35,000	\$27,397	
	Painting Halls/Stairs			\$20,000	\$0	\$0	\$0	
	Apartment Painting (Seniors)			\$30,000	\$5,000	\$5,000	\$2,874	
	Interior Sewer Cleaning			\$15,000	\$15,000	\$15,000	\$10,209	
	Hot Water System/Convactor Piping			\$30,000	\$54,830	\$54,830	\$54,830	
	Electric: Exterior Security Lighting			\$30,000	\$32,109	\$32,109	\$32,109	
	Kitchen Modernization (Minor)			\$100,000	\$70,000	\$70,000	\$60,367	
	Fire Alarm System Upgrade			\$20,000	\$15,898	\$15,898	\$15,898	
	Sub-total			\$320,000	\$237,837	\$237,837	\$210,001	
	Dwelling Units:	1460						
	Tuckpointing/Brick Repair			\$20,000	\$6,131	\$6,131	\$6,131	
	Building Refurbishing /Floors (Bldgs. 3 & 4)			\$45,000	\$85,000	\$85,000	\$35,142	
	Sub-total			\$65,000	\$91,131	\$91,131	\$41,273	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-03	Fees and Costs:	1430						
Booker T.	Voiceover IP			\$0	\$2,000	\$2,000	\$1,389	
Washington	Site Improvements/Utilities:	1450						
Apts.	Underground Utility: Sewers			\$100,000	\$100,000	\$0	\$0	
				\$100,000	\$100,000	\$0	\$0	
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$11,723	\$11,723	\$11,723	
	Facility Doors: Interior and Exterior			\$20,000	\$20,000	\$20,000	\$5,564	
	Vacancy/Apartment Refurbishment			\$30,000	\$25,000	\$25,000	\$4,970	
	Painting Halls/Stairs			\$20,000	\$0	\$0	\$0	
	Apartment Painting			\$20,000	\$5,000	\$5,000	\$2,181	
	Boiler Upgrade/Tube Replacement			\$15,000	\$15,000	\$15,000	\$11,462	
	Interior Steam & Return Line			\$35,000	\$29,855	\$29,855	\$29,855	
	Interior Sewer Cleaning			\$15,000	\$18,792	\$18,792	\$18,792	
	Electric: Exterior Security & Lighting			\$15,000	\$26,510	\$26,510	\$26,510	
	Fire Alarm System Upgrade			\$10,000	\$19,231	\$19,231	\$19,231	
	Utility Monitoring System			\$20,000	\$64,025	\$64,025	\$64,025	
	Exterior Painting: Fences & Fire Escapes			\$15,000	\$0	\$0	\$0	
	Heating/Boiler Refurbishing			\$15,000	\$10,000	\$10,000	\$7,261	
	Electric: Upgrade/Rewire Apts			\$25,000	\$5,000	\$5,000	\$769	
				\$265,000	\$250,136	\$250,136	\$202,343	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-04	Site Improvements/Utilities:	1450						
Hudson	Site Upgrade-Sidewalks			\$40,000	\$30,000	\$30,000	\$0	
Gardens	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			\$10,000	\$10,000	\$10,000	\$5,798	
	Vacancy/Apartment Refurbishment			\$20,000	\$15,000	\$15,000	\$12,675	
	Facility Masonry Repairs			\$10,000	\$10,000	\$10,000	\$4,897	
	Plastering Work Items			\$10,000	\$10,000	\$10,000	\$5,662	
	Heating/Boiler Refurb			\$10,000	\$15,628	\$15,628	\$15,628	
	Interior Steam and Return Line			\$15,000	\$19,598	\$19,598	\$19,598	
	Electric: Exterior Security Lighting			\$10,000	\$24,494	\$24,494	\$24,494	
	Pump Refurb/Zone Control			\$10,000	\$13,702	\$13,702	\$13,702	
	Utility Monitoring System			\$15,000	\$9,256	\$9,256	\$9,256	
	Roof Repair			\$15,000	\$10,588	\$10,588	\$10,588	
	Fire Alarm System Upgrade			\$10,000	\$17,993	\$17,993	\$17,993	
				\$135,000	\$156,259	\$156,259	\$140,291	
	Dwelling Units:	1460						
	Pipe Insulation			\$20,000	\$10,000	\$10,000	\$0	
	Boiler/Equipment Refurbishment (tubing)			\$90,000	\$75,000	\$75,000	\$29,995	
				\$110,000	\$85,000	\$85,000	\$29,995	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$15,000	\$14,148	\$14,148	\$14,148	
	Fees and Costs:	1430						
	Voiceover IP			\$0	\$2,000	\$2,000	\$1,389	
	Total, N.J. 9-04:			\$300,000	\$287,407	\$287,407	\$185,823	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06								
Montgomery	Fees and Costs:	1430						
Gardens	Voiceover IP			\$0	\$2,000	\$2,000	\$1,389	
	Mechanical and Electrical:	1460						
	Roof Repair			\$15,000	\$10,000	\$10,000	\$9,261	
	Facility Doors: Interior & Exterior			\$15,000	\$48,097	\$48,097	\$48,097	
	Vacancy/Apartment Refurbishment			\$40,000	\$94,015	\$94,015	\$94,015	
	Painting Halls/Stairs			\$30,000	\$0	\$0	\$0	
	Plastering Work Items			\$25,000	\$28,795	\$28,795	\$28,795	
	Apartment Painting (Seniors)			\$25,000	\$0	\$0	\$0	
	Elevator Shaft & Control Room Wiring			\$35,000	\$94,692	\$94,692	\$94,692	
	Interior Steam and Return Line			\$30,000	\$20,000	\$20,000	\$11,271	
	Compactor System Refurbishment			\$55,000	\$40,992	\$40,992	\$40,992	
	Electric: Exterior Security Lighting			\$20,000	\$11,590	\$11,590	\$11,590	
	Vent System Refurbishment- Baths/Halls			\$30,000	\$0	\$0	\$0	
	Vacuum System Upgrade			\$20,000	\$19,089	\$19,089	\$19,089	
	Fire Alarm System Upgrade			\$20,000	\$31,087	\$31,087	\$31,087	
				\$360,000	\$398,357	\$398,357	\$388,889	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-09	Fees and Costs:	1430						
A. Harry Moore	Voiceover IP			\$0	\$2,000	\$2,000	\$1,389	
Apts.	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			\$15,000	\$40,607	\$40,607	\$40,607	
	Roof Repair			\$15,000	\$6,473	\$6,473	\$6,473	
	Elevator Shaft & Control Room Wiring			\$25,000	\$51,648	\$51,648	\$51,648	
	Interior Steam and Return Line			\$20,000	\$4,000	\$4,000	\$3,418	
	Compactor System Refurbishment			\$20,000	\$18,744	\$18,744	\$18,744	
	Electric: Exterior Security Lighting			\$30,000	\$5,000	\$5,000	\$4,813	
	Fire Alarm System Upgrade			\$20,000	\$23,728	\$23,728	\$23,728	
				\$145,000	\$150,200	\$150,200	\$149,431	
	Appraisals	1440		\$0	\$6,000	\$6,000	\$6,000	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000	\$5,000	\$5,000	\$2,736	
	Non-Dwelling Structures	1470						
	Total, N.J. 9-09:			\$155,000	\$163,200	\$163,200	\$159,556	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-11	Site Improvements/Utilities:	1450						
Berry Gardens	Site Improvements-Sidewalks			\$80,000	\$45,765	\$45,765	\$45,765	
	Fees and Costs:	1430						
I & II	Voiceover IP			\$0	\$2,000	\$2,000	\$1,389	
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$8,573	\$8,573	\$8,573	
	Vacancy/Apartment Refurbishment			\$20,000	\$5,000	\$5,000	\$4,669	
	Plastering Work Items			\$20,000	\$10,000	\$10,000	\$8,494	
	Facility Masonry Repair			\$15,000	\$0	\$0	\$0	
	Apartment Painting			\$20,000	\$10,000	\$10,000	\$7,171	
	Elevator Shaft & Control Room Wiring			\$25,000	\$15,709	\$15,709	\$15,709	
	Interior Steam and Return Line			\$25,000	\$7,000	\$7,000	\$6,437	
	Compactor System Refurbishment			\$10,000	\$20,237	\$20,237	\$20,237	
	Electric: Exterior Security Lighting			\$25,000	\$15,000	\$15,000	\$12,439	
	Boiler Refurbishing			\$0	\$11,021	\$11,021	\$11,021	
	Fire Alarm System Upgrade			\$10,000	\$24,416	\$24,416	\$24,416	
				\$180,000	\$126,956	\$126,956	\$119,166	
	Dwelling Units:	1460						
	Bathroom Mod			\$180,000	\$180,000	\$2,811	\$2,811	
	Pipe Insulation			\$20,000	\$10,000	\$10,000	\$3,098	
				\$200,000	\$190,000	\$12,811	\$5,909	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$15,000	\$15,321	\$15,321	\$15,321	
	Non-Dwelling Structures	1470						
	Community Hall Refurb			\$25,000	\$25,000	\$25,000	\$0	
	Total, N.J. 9-11:			\$500,000	\$405,042	\$227,853	\$187,550	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City			Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14	Site:							
Thomas J. Stewart	Site Improvements/Utilities:	1450						
	Site Improvements-including Entranceway			\$65,000	\$152,000	\$35,658	\$3,700	
	Site Upgrade			\$10,000	\$0	\$0	\$0	
Apts.				\$75,000	\$152,000	\$35,658	\$3,700	
	Mechanical and Electrical:	1460						
	Vacancy/Apartment Refurbishment			\$10,000	\$0	\$0	\$0	
	Apartment Painting			\$10,000	\$0	\$0	\$0	
	Elevator Shaft & Control Room Wiring			\$10,000	\$3,453	\$3,453	\$3,453	
	Roof Repair			\$5,000	\$5,358	\$5,358	\$5,358	
	Compactor System Refurbishment			\$5,000	\$3,450	\$3,450	\$3,450	
	Painting: Halls/Stairs			\$10,000	\$0	\$0	\$0	
				\$50,000	\$12,261	\$12,261	\$12,261	
	Dwelling Units:	1460						
				\$0				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000	\$5,000	\$5,000	\$2,570	
	Property Appraisals	1440		\$0	\$10,000	\$10,000	\$10,000	
	Total, N.J. 9-14:			\$135,000	\$179,261	\$62,919	\$28,531	

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: _____)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date

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

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

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

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

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

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

Part II: Supporting Pages								
HA Name Housing Authority of the City of Jersey City				Grant Type and Number: Capital Fund Program Grant No: NJ39P00950105 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2005
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
JCHA-Wide								
Operations	Operations	1406		\$735,307	\$735,307	\$735,307	\$735,307	
Management		1408		\$1,102,980	\$1,026,655	\$1,026,655		
Improvements	1) JCHA Agency Plan/Strategic Goals						\$1,167	
	2) Promote & Enforce Resident Responsibility						\$164,309	
	3) Improve & Expand Senior Citizen Affordable Housing Opportunities						\$86,105	
	4) Ensure Civil Rights & Fair Housing Opportunities						\$32,209	
	5) Augment Staff Training & Development						\$89,434	
	6) Enhance Mgmt. Information Systems						\$129,982	
	7) Off-Duty Police						\$537,799	
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring & Acctg.	1410		\$700,307	\$700,307	\$700,307	\$319,740	
	Legal	1410.4		\$35,000	\$35,000	\$35,000	\$22,662	
Fees & Costs	Energy Audit	1430.1		\$0	\$14,900	\$14,900	\$14,900	
	JCHA Inspection	1430.7		\$0	\$225,749	\$225,749	\$225,749	
Debt Service	Annual debt service payment	1501		\$818,474	\$798,147	\$798,147	\$560,680	
	Total JCHA-Wide:			\$3,392,068	\$3,536,065	\$3,536,065	\$2,920,043	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-2	Site							
Marion	Fees and Costs (Inspection):	1430						
Gardens	Bldg Refurbishing/Floors (Bldgs. 3 & 4)			\$10,000	\$0	\$0	\$0	
	Site Improvements/Utilities:	1450						
	Underground Utility: Steam/Return			\$70,000	\$70,000	\$70,000	\$31,975	
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$10,000	\$10,000	\$7,571	
	Vacancy/Apartment Refurbishment			\$40,000	\$40,000	\$40,000	\$14,739	
	Painting Halls/Stairs			\$30,000	\$0	\$0	\$0	
	Apartment Painting (Seniors)			\$10,000	\$10,000	\$10,000	\$941	
	Interior Sewer Cleaning			\$15,000	\$15,000	\$15,000	\$4,662	
	Hot Water System/Convactor Piping			\$30,000	\$100,000	\$100,000	\$85,179	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$4,182	
	Kitchen Modernization			\$40,000	\$40,000	\$40,000	\$14,500	
	Bathroom Modernization			\$30,000	\$30,000	\$30,000	\$9,547	
	Exterior Painting: Fences, gates, & line painting			\$20,000	\$0	\$0	\$0	
	Sub-total			\$235,000	\$255,000	\$255,000	\$141,321	
	Dwelling Units:	1460						
	Tuckpointing/Brick Repair			\$10,000	\$5,000	\$5,000	\$0	
	Boiler Equipment Upgrade/Replacement			\$60,000	\$60,000	\$60,000	\$58,625	
	Building Refurbishing /Floors (Bldgs. 3 & 4)			\$100,000	\$89,800	\$89,800	\$50,805	
	Sub-total			\$170,000	\$154,800	\$154,800	\$109,430	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-03	Site:							
Booker T.	Site Improvements/Utilities:	1450						
Washington	Underground Utility: Steam/Return, Bldgs. 6 & 7			\$20,000	\$20,000	\$20,000	\$14,797	
Apts.	Utility: Electric Service			\$25,000	\$0	\$0	\$0	
	Sewers: Tv Survey/Cleaning			\$25,000	\$25,000	\$25,000	\$1,150	
				\$70,000	\$45,000	\$45,000	\$15,947	
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$10,000	\$10,000	\$8,062	
	Facility Doors: Interior and Exterior			\$10,000	\$10,000	\$10,000	\$22,820	
	Vacancy/Apartment Refurbishment			\$30,000	\$40,000	\$40,000	\$71,815	
	Painting Halls/Stairs			\$10,000	\$0	\$0	\$0	
	Apartment Painting			\$10,000	\$10,000	\$10,000	\$19,909	
	Boiler Upgrade/Tube Replacement			\$15,000	\$83,500	\$83,500	\$109,435	
	Interior Steam & Return Line			\$40,000	\$35,000	\$35,000	\$24,904	
	Interior Sewer Cleaning			\$15,000	\$15,000	\$15,000	\$7,469	
	Electric: Exterior Security & Lighting			\$10,000	\$10,000	\$10,000	\$10,579	
	Fire Alarm System Upgrade			\$10,000	\$10,000	\$10,000	\$20,724	
	LB Paint Testing/Abatement			\$20,000	\$20,000	\$20,000	\$34,826	
	Exterior Painting: Fences, gates, & line painting			\$20,000	\$0	\$0	\$0	
	Apartment Tiling/Hallway/Floor Refurbishing			\$25,000	\$1,500	\$1,500	\$1,765	
	Fire Escapes: Replace, Refurbish, Paint			\$10,000	\$0	\$0	\$0	
				\$235,000	\$245,000	\$245,000	\$332,308	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-04	Site Improvements/Utilities:	1450						
Hudson	Sewers: TV Survey/Cleaning			\$15,000	\$5,000	\$5,000	\$0	
	Topographic Survey			\$0	\$18,825	\$18,825	\$0	
Gardens	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			\$10,000	\$20,000	\$20,000	\$13,546	
	Vacancy/Apartment Refurbishment			\$20,000	\$80,000	\$80,000	\$12,039	
	Painting Halls/Stairs			\$10,000	\$0	\$0	\$0	
	Plastering Work Items			\$10,000	\$10,000	\$10,000	\$700	
	Apartment Painting (Seniors)			\$10,000	\$10,000	\$10,000	\$3,807	
	Interior Steam and Return Line			\$15,000	\$30,000	\$30,000	\$22,632	
	Interior Sewer Cleaning			\$0	\$5,000	\$5,000	\$5,133	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$3,473	
	Bathroom Modernization: Minor			\$15,000	\$15,000	\$15,000	\$9,054	
	Masonry Repair			\$0	\$10,000	\$10,000	\$0	
	Fire Escapes: Replace, Refurbish, Paint			\$20,000	\$14,000	\$14,000	\$0	
	LB Paint & Mildew Testing/Abatement			\$20,000	\$80,000	\$80,000	\$44,201	
	Fire Alarm System Upgrade			\$10,000	\$20,000	\$20,000	\$16,902	
				\$150,000	\$304,000	\$304,000	\$131,487	
	Dwelling Units:	1460						
	Apartment Window Replace.(bldgs.2,5 & 6)			\$300,000	\$117,000	\$117,000	\$64,859	
	Tuckpointing/Foundations			\$0	\$0	\$0	\$17,784	
	Boilder/Equipment Refurbishment (tubing)			\$25,000	\$25,000	\$25,000	\$19,005	
				\$325,000	\$142,000	\$142,000	\$101,648	
	Appraisal			\$0	\$0	\$0	\$6,000	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$9,751	
	Non-Dwelling Structures:	1470						
	Community Hall-Painting			\$10,000	\$20,000	\$20,000	\$0	
	Total, N.J. 9-04:			\$510,000	\$499,825	\$499,825	\$248,886	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-05	Fees and Costs (Inspection):	1430						
Holland	Site Improvements/Basketball Court Resurfaced			\$10,000	\$0	\$0	\$0	
Gardens	Site Improvements/Utilities:	1450						
	Site Improvements/Basketball Court Resurfaced			\$70,000	\$65,000	\$65,000	\$46,395	
	Sewers: Tv Survey/Cleaning			\$15,000	\$0	\$0	\$338	
				\$85,000	\$65,000	\$65,000	\$46,733	
	Mechanical and Electrical:	1460						
	Vacancy/Apartment Refurbishment			\$10,000	\$10,000	\$10,000	\$4,832	
	Apartment Painting (Seniors)			\$10,000	\$10,000	\$10,000	\$4,017	
	Plastering Work Items			\$15,000	\$10,000	\$10,000	\$4,129	
	Heating/Boiler Refurbishing			\$15,000	\$25,000	\$25,000	\$32,600	
	Interior Steam and Return Line			\$25,000	\$20,000	\$20,000	\$11,888	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$7,017	
	Bathroom Modernization: Minor*			\$25,000	\$15,000	\$15,000	\$12,628	
	Fire Escape Refurb			\$0	\$20,000	\$20,000	\$0	
	LB Paint Testing/Abatement			\$20,000	\$30,000	\$30,000	\$26,767	
	Exterior Painting: Fences, gates, & line painting			\$10,000	\$0	\$0	\$0	
				\$140,000	\$150,000	\$150,000	\$103,878	
	Dwelling Units	1460						
	Hot Water Heating System/Replace Tubes			\$25,000	\$45,000	\$45,000	\$72,655	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$10,058	
	Non Dwelling Structures:	1470						
	Community Hall Refurb/Construction			\$20,000	\$0	\$0	\$0	
	Total, N.J. 9-05:			\$290,000	\$270,000	\$270,000	\$233,324	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-06	Site:							
Montgomery	Fees and Costs (Inspection):	1430						
Gardens	Lobby Design Study and Prototype			\$35,000	\$8,000	\$8,000	\$7,920	
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$10,000	\$10,000	\$28,525	
	Facility Doors: Interior & Exterior			\$15,000	\$35,000	\$35,000	\$31,924	
	Vacancy/Apartment Refurbishment			\$30,000	\$110,000	\$110,000	\$83,530	
	Painting Halls/Stairs			\$20,000	\$0	\$0	\$14,844	
	Plastering Work Items			\$30,000	\$25,000	\$25,000	\$14,115	
	Apartment Painting			\$20,000	\$20,000	\$20,000	\$0	
	Elevator Shaft & Control Room Wiring			\$40,000	\$45,000	\$45,000	\$45,602	
	Interior Steam and Return Line			\$15,000	\$15,000	\$15,000	\$18,308	
	Compactor System Refurbishment			\$60,000	\$65,000	\$65,000	\$63,210	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$4,296	
	Kitchen Modernization			\$25,000	\$25,000	\$25,000	\$21,295	
	Bathroom Modernization			\$30,000	\$35,000	\$35,000	\$38,477	
	Stairwell Tiling			\$25,000	\$200	\$200	\$204	
	LB Paint Testing/Abatement			\$20,000	\$15,000	\$15,000	\$5,914	
	Vent System Refurbishment- Baths/Halls			\$20,000	\$0	\$0	\$0	
	Vacuum System Upgrade			\$25,000	\$15,000	\$15,000	\$19,199	
	Apartment Tiling/Hallway/Floor Refurbishing			\$35,000	\$0	\$0	\$0	
	Fire Alarm System Upgrade			\$20,000	\$30,000	\$30,000	\$27,811	
				\$450,000	\$455,200	\$455,200	\$417,254	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-09	Site Improvements/Utilities	1450						
A. Harry	Re-route Sewerline & Roadway Improvements			\$380,000	\$180,000	\$180,000	\$11,062	
Moore								
Apts.	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			\$15,000	\$35,000	\$35,000	\$28,101	
	Painting Halls/Stairs			\$20,000	\$0	\$0	\$0	
	Apartment Painting			\$25,000	\$0	\$0	\$227	
	Elevator Shaft & Control Room Wiring			\$15,000	\$15,000	\$15,000	\$8,088	
	Interior Steam and Return Line			\$30,000	\$25,000	\$25,000	\$10,376	
	Compactor System Refurbishment			\$20,000	\$25,000	\$25,000	\$22,305	
	Electric: Exterior Security Lighting			\$10,000	\$10,000	\$10,000	\$15,188	
	Fire Alarm System Upgrade			\$10,000	\$20,000	\$20,000	\$18,996	
				\$145,000	\$130,000	\$130,000	\$103,281	
	Demolition & Relocation							
	Demolition and Associated Costs	1485		\$150,000	\$150,000	\$150,000	\$49,616	
	Relocation Costs	1495		\$0	\$200,000	\$200,000	\$141,371	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$10,750	
	Non-Dwelling Structures	1470						
	Security Trailer			\$10,000	\$10,000	\$10,000	\$15,591	
	Total, N.J. 9-09:			\$695,000	\$680,000	\$680,000	\$331,671	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-11	Site Improvements/Utilities:	1450						
Berry Gardens I & II	Site Improvements/New Signage			\$10,000	\$10,000	\$10,000	\$2,120	
	Mechanical and Electrical:	1460						
	Roof Repair			\$10,000	\$10,000	\$10,000	\$13,242	
	Vacancy/Apartment Refurbishment			\$20,000	\$5,000	\$5,000	\$4,533	
	Painting Halls/Stairs			\$10,000	\$6,000	\$6,000	\$0	
	Plastering Work Items			\$20,000	\$10,000	\$10,000	\$1,216	
	Facility Masonry Repair			\$10,000	\$4,000	\$4,000	\$13	
	Security Upgrade			\$0	\$80,500	\$80,500	\$53,794	
	Apartment Painting			\$25,000	\$20,000	\$20,000	\$2,838	
	Elevator Shaft & Control Room Wiring			\$20,000	\$10,000	\$10,000	\$3,703	
	Interior Steam and Return Line			\$20,000	\$15,000	\$15,000	\$505	
	Compactor System Refurbishment			\$10,000	\$30,000	\$30,000	\$25,544	
	Electric: Exterior Security Lighting			\$10,000	\$15,000	\$15,000	\$14,948	
	Kitchen Modernization			\$50,000	\$15,000	\$15,000	\$7,671	
	Fire Alarm System Upgrade			\$10,000	\$0	\$0	\$25,266	
				\$215,000	\$220,500	\$220,500	\$153,273	
	Dwelling Units:	1460						
	Domestic Hot Water Tank Replace(199)			\$125,000	\$125,000	\$125,000	\$53,629	
	Pipe Insulation			\$20,000	\$10,000	\$10,000	\$0	
	Fire Pump Refurbishment			\$50,000	\$25,000	\$25,000	\$4,801	
				\$195,000	\$160,000	\$160,000	\$58,430	
	Appraisal			\$0	\$0	\$0	\$6,000	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$9,138	
	Non-Dwelling Structures	1470						
	Section 504/Hearing and Visual Adaptability			\$10,000	\$0	\$0	\$0	
	Total, N.J. 9-11:			\$440,000	\$400,500	\$400,500	\$228,961	

HA Name			Grant Type and Number:				Federal FY of Grant:	
Housing Authority of the City of Jersey City			Capital Fund Program Grant No: NJ39P00950105				2005	
			Replacement Housing Factor Grant No.:					
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
N.J. 9-14	Site:							
Thomas J.	Site Improvements/Utilities:	1450						
Stewart	Site Improvements-Front Face Entranceway			\$25,000	\$0	\$0	\$16,040	
	Site Improvements-Minor Concrete Work			\$35,000	\$0	\$0	\$0	
Apts.				\$60,000	\$0	\$0	\$16,040	
	Mechanical and Electrical:	1460						
	Vacancy/Apartment Refurbishment			\$10,000	\$30,000	\$30,000	\$441	
	Apartment Painting			\$10,000	\$10,000	\$10,000	\$0	
	Elevator Shaft & Control Room Wiring			\$10,000	\$10,000	\$10,000	\$477	
	Apartment Door Bells			\$12,000	\$0	\$0	\$0	
	Compactor System Refurbishment			\$10,000	\$20,000	\$20,000	\$6,729	
	Painting: Halls/Stairs			\$40,000	\$0	\$0	\$0	
				\$92,000	\$70,000	\$70,000	\$7,647	
	Dwelling Units:	1460						
	Chairlift for Stairwell			\$15,000	\$15,000	\$15,000	\$14,270	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$10,000	\$10,000	\$10,000	\$218	
	Non-Dwelling Structures	1470		\$25,000	\$25,000	\$25,000	\$0	
	Community Atrium Bathroom Addition							
	Total, N.J. 9-14:			\$202,000	\$120,000	\$120,000	\$38,175	

Part III: Implementation Schedule					
HA Name Housing Authority of the City of Jersey City		Grant Type and Number: Capital Fund Program Grant No.: NJ39P00950105 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2005
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Actual	Original	Actual	
1) Financial Stability & Management	9/13/2007		9/13/2007	9/13/2009	
Information Systems	9/13/2007		9/13/2007	9/13/2009	
A. Asset Management	9/13/2007		9/13/2007	9/13/2009	
B. MIS Staff	9/13/2007		9/13/2007	9/13/2009	
C. Accounting Computer Network	9/13/2007		9/13/2007	9/13/2009	
2) Resident Responsibility, Self-Sufficiency, Support and Organizational Development	9/13/2007		9/13/2007	9/13/2009	
A. TAB	9/13/2007		9/13/2007	9/13/2009	
B. Special Programs	9/13/2007		9/13/2007	9/13/2009	
C. Senior Support Services	9/13/2007		9/13/2007		
3) Economic Diversity and Management Performance	9/13/2007		9/13/2007	9/13/2009	
A. Performance Standards	9/13/2007		9/13/2007	9/13/2009	
B. Demographic Profile & Analysis	9/13/2007		9/13/2007	9/13/2009	
C. Staff Training	9/13/2007		9/13/2007	9/13/2009	
D. Communications	9/13/2007		9/13/2007	9/13/2009	

Part III: Implementation Schedule					
HA Name		Grant Type and Number:			Federal FY of Grant:
Housing Authority of the City of Jersey City		Capital Fund Program Grant No.: NJ39P00950105			2005
		Replacement Housing Factor Grant No.:			
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Actual	Original	Actual	
Administration					
N.J. 9-01, Lafayette Gardens	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-02, Marion Gardens	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-03/7, Booker T. Washington Apts.	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-04, Hudson Gardens	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-05, Holland Gardens	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-06, Montgomery Gardens	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-09, A. Harry Moore Apts.	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-11, Berry Gardens, I & II	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-14, Thomas J. Stewart Apts.	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-15/18, Berry Gardens, III & IV	9/13/2007		9/13/2007	9/13/2009	
N.J. 9-20 Dwight Street Homes	9/13/2007		9/13/2007	9/13/2009	

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

Challenged elements:

Working Family definition was recommended to be based on the following criteria:

“Criteria is based on stable employment for at least the past six months with a minimum 25 hour work week.”

After discussion with the RAB members and in light of the current economy, the JCHA changed the recommendation to be reduced to a 20 hour work week. The residents then agreed with the change since many are employed as homemakers, school aides, bus drivers and their hours/assignments have been reduced.

JCHA recommended that the Flat Rents be increased by 4%, the amount allowed by the City of Jersey City Rent Leveling board. During the 10/21/08 RAB Meeting, the residents thought the 4% increase was too high. Before the November 2008 RAB Meeting, HUD published the Fair Market rents (FMRs) and they included a 2% increase, therefore the JCHA recommended a 2% increase rather than the 4% and the residents were much more responsive to the increase in Flat Rents.

Paint Policy changes were recommended to be changed from reimbursement per apartment to reimbursement by room for only the JCHA residents residing in a Senior and/or Disabled Designated Buildings at \$40.00 per room. The members of the RAB asked why it would not include all residents. The JCHA explained that we had been approached by residents at the senior sites requesting to be reimbursed if they painted only one room. With the amount of paperwork involved with tracking this change, we were recommending to try this system in the Senior and/or Disabled Designated Buildings to determine if there was a need and if it helped the residents to paint their own units. The members of the RAB also expressed the need for the amount of reimbursement to be increased to \$50.00 per room due to the increases in the cost of paint and labor. The JCHA agreed and presented the increase to the Board of Commissioners for approval.

NOTE: The Board of Commissioners meeting was held on January 7th, 2009 and there were no residents in attendance and no requests from the public to speak. The Board of Commissioners unanimously approved the Annual Plan at the Board Meeting.

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 22	<p>6.8c Local Preferences <u>Definitions:</u> The JCHA Applicant Selection Dept. is responsible to ensure that all selections based on Local Preferences are done fairly and within the general parameters of the provisions of the QHWRA.</p>	<p>6.8c Local Preferences <u>Definitions:</u> The JCHA <i>Asset Managers</i> are responsible <i>for ensuring</i> that all selections based on Local Preferences are done fairly and within the general parameters of the provisions of the QHWRA.</p>		<p>6.8c Local Preferences <u>Definitions:</u> The JCHA <i>Asset Managers</i> are responsible <i>for ensuring</i> that all selections based on Local Preferences are done fairly and within the general parameters of the provisions of the QHWRA.</p>
Pg. 22	<p>➤ “Working Family” is defined as: employment is principal source of income, or; Head or Spouse is 62 years or older, or; Head or Spouse receives: Social Security Disability benefits, Supplemental Security Income (SSI) Disability benefits, or temporary unemployment benefits or other benefits based on inability to work, or; Head or Spouse is currently in a self-sufficiency or job training program or meets equivalent standards of economic self-sufficiency.</p>	<p>➤ “Working Family” is defined as: employment is principal source of income (<i>Criteria is based on stable employment for at least the past six months with a minimum 20 hour work week</i>), or; Head or Spouse is 62 years or older, or; Head or Spouse receives: Social Security Disability benefits, Supplemental Security Income (SSI) Disability benefits, or temporary unemployment benefits or other benefits based on inability to work, or; Head or Spouse is currently in a self-sufficiency or job training program or meets equivalent standards of economic self-sufficiency.</p>	<p><i>Original recommendation was for a minimum of 25 hour work week. In light of current economy, JCHA reduced recommendation to 20 hour work week.</i></p> <p><i>Residents agreed with change since many are employed as homemakers, school aides, bus drivers and their hours/assignments have been reduced.</i></p>	<p>➤ “Working Family” is defined as: employment is principal source of income (<i>Criteria is based on stable employment for at least the past six months with a minimum 20 hour work week</i>), or; Head or Spouse is 62 years or older, or; Head or Spouse receives: Social Security Disability benefits, Supplemental Security Income (SSI) Disability benefits, or temporary unemployment benefits or other benefits based on inability to work, or; Head or Spouse is currently in a self-sufficiency or job training program or meets equivalent standards of economic self-sufficiency.</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
Pg. 40	➤ Dissemination of the information shall be limited to the aforementioned members of the staff and Applicant Screening Committee directly involved with the applicant. Applicant Selection Screening Committee will be given only records of applicants that reveal no criminal convictions.	➤ <i>Delete paragraph</i>	<i>Non-resident mentioned that there should be a Tenant Review Board JCHA advised that no one was ever denied admission when there was a review board and the JCHA must abide by Fair Housing Laws, etc.</i>	➤ <i>Delete paragraph</i>
Pg. 45, 46	6.15 Informal review 6.15a Correspondence When an applicant is determined to be ineligible for admission, the JCHA (or its Agent) will notify the applicant by letter containing the basis for the determination, and stating that the applicant may request an informal review of the decision within ten (10) business days of the denial.	6.15 Informal review 6.15a Correspondence When an applicant is determined to be ineligible for admission, the JCHA (or its Agent) will notify the applicant by letter containing the basis for the determination, and stating that the applicant may request <i>in writing</i> , an informal review of the decision within ten (10) business days of the denial.		6.15 Informal review 6.15a Correspondence When an applicant is determined to be ineligible for admission, the JCHA (or its Agent) will notify the applicant by letter containing the basis for the determination, and stating that the applicant may request <i>in writing</i> , an informal review of the decision within ten (10) business days of the denial.
Pg. 48, 49	Leasing and Initial Occupancy Paragraph 6 In the case of a move within public housing, the security deposit will be refunded to the resident and the resident will pay a	Leasing and Initial Occupancy Paragraph 6 In the case of a move within public housing, the security deposit will be refunded to the resident and the resident will pay a new security	<i>Resident requested clarity. JCHA responded that the previous wording treated a spouse or co-head as a new Head of Household and required them to pay</i>	Leasing and Initial Occupancy Paragraph 6 In the case of a move within public housing, the security deposit will be refunded to the resident and the resident will

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
	new security deposit in the new unit that is equal to the amount paid on the old unit. If a new Head of Household is made, as in a “split” or former Head deceases, etc, the new Head will pay an amount equal to one month’s rent for the unit.	deposit in the new unit that is equal to the amount paid on the old unit. If a new Head of Household is made, <i>other than the spouse or co-head</i> , as in a “split” or former Head deceases, etc, the new Head will pay an amount equal to one month’s rent for the unit.	<i>new increased security deposit.</i> <i>Resident inquired when a new Head of Household takes over an apartment, can there be flexibility in making payments for the new security deposit?</i>	pay a new security deposit in the new unit that is equal to the amount paid on the old unit. If a new Head of Household is made, <i>other than the spouse or co-head</i> , as in a “split” or former Head deceases, etc, the new Head will pay an amount equal to one month’s rent for the unit.
Pg. 52-55	<i>8.2 Income Exclusions</i> Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits. These exclusions include:	<i>8.2 Income Exclusions</i> Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits. These exclusions include: <i>All IRS economic stimulus payments Kinship Care payments</i>	<i>What is Kinship Care?</i> <i>Kinship payments are foster care subsidies for children living with a related legal guardian.</i>	<i>8.2 Income Exclusions</i> Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits. These exclusions include: <i>All IRS economic stimulus payments Kinship Care payments</i>
Pg. 72	The Flat Rent will be reevaluated annually and adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family. This Flat Rent schedule is effective August 1, 2007.	The Flat Rent will be reevaluated annually and adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family. This Flat Rent schedule is effective <i>April 1, 2009</i> . <i>The Flat Rents were increased by 4%, the amount allowed by the City</i>	<i>4% increase is too high.</i> <i>Why are flat rents higher at Curries Woods than at Dwight Street Homes?</i> <i>JCHA advised the rents were calculated based on comparability study.</i> <i>Residents had positive</i>	The Flat Rent will be reevaluated annually and adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family. This Flat Rent schedule is effective <i>April 1, 2009</i> . <i>The Flat Rents were increased</i>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
		<i>of Jersey City Rent Leveling Board. After the 10/21/08 meeting, the Fair Market Rents (FMRs) were received from HUD and they included a 2% increase, therefore the increase shown below is 2% instead of 4%.</i>	<i>response when advised the recommended increase was lowered to 2% rather than original recommendation of 4%.</i>	<i>by 4%, the amount allowed by the City of Jersey City Rent Leveling Board. After the 10/21/08 meeting, the Fair Market Rents (FMRs) were received from HUD and they included a 2% increase, therefore the increase shown below is 2% instead of 4%.</i>

The Approved Flat Rent schedule for the JCHA Public Housing developments is as follows:

<i>SITE</i>	<i>BEDROOM SIZE</i>									
	<i>Studio</i>	<i>Elderly 1</i>	<i>Elderly 2</i>	<i>Elderly 3</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
Marion Gardens	n/a	n/a	n/a	n/a	554	644	780	834	960	1,091
Booker T. Washington	n/a	n/a	n/a	n/a	673	785	952	1,025	n/a	n/a
Hudson Gardens	n/a	n/a	n/a	n/a	769	898	1,087	1,171	n/a	n/a
Holland Gardens	n/a	n/a	n/a	n/a	769	898	1,087	1,171	n/a	n/a
Montgomery Gardens	n/a	n/a	n/a	n/a	673	782	952	1,025	n/a	n/a
A. Harry Moore Apartments	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Curries Woods	n/a	546	632	734	n/a	1,092	1,324	1,420	n/a	n/a
Berry Gardens 72/82 Danforth Avenue	377	476	663	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Berry Gardens 92 Danforth & 199 Ocean Ave.	428	567	714	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas J. Stewart Apartments	377	476	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Dwight Street Homes	n/a	n/a	n/a	n/a	n/a	n/a	1,231	1,309	n/a	n/a

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

NOTE: For existing residents who pay the Flat Rent amount, the JCHA will not increase the Flat Rent amount more than \$100. per year until the maximum Flat Rent amount has been reached.

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 85	A. Special Recertifications	A. Special Recertifications <i>If the existing Head of Household or adult members report zero income, the JCHA will automatically run a credit report for the household.</i>		A. Special Recertification <i>If the existing Head of Household or adult members report zero income, the JCHA will automatically run a credit report for the household.</i>
Pg. 89-90	12.5. Change in head of household Prior to becoming the new Head of Household, the individual must pass the JCHA background screening as described in Section 6.12b, including but not limited to a criminal background check, must not be a registered Sex Offender, must be in “Good Standing,” meaning no recent, serious or repeated behavioral problems, and have income to sustain the household.	12.5. Change in head of household Prior to becoming the new Head of Household, the individual (<i>excluding co-head or spouse</i>) must pass the JCHA background screening as described in Section 6.12b, including but not limited to a criminal background check, must not be a registered Sex Offender, must be in “Good Standing,” meaning no recent, serious or repeated behavioral problems, and have income to sustain the household.		12.5. Change in head of household Prior to becoming the new Head of Household, the individual (<i>excluding co-head or spouse</i>) must pass the JCHA background screening as described in Section 6.12b, including but not limited to a criminal background check, must not be a registered Sex Offender, must be in “Good Standing,” meaning no recent, serious or repeated behavioral problems, and have income to sustain the household.

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL																																										
Pg. 101-102	<p>14.6 Apartment Painting Policy</p> <table border="1"> <tr><td>0 Bedroom studio apt</td><td>\$120.00</td></tr> <tr><td>1 (one) Bedroom</td><td>\$160.00</td></tr> <tr><td>2 (two) Bedrooms</td><td>\$200.00</td></tr> <tr><td>3 (three) Bedrooms</td><td>\$240.00</td></tr> <tr><td>4 (four) Bedrooms</td><td>\$280.00</td></tr> <tr><td>5 (five) Bedrooms</td><td>\$320.00</td></tr> <tr><td>6 (six) Bedrooms</td><td>\$360.00</td></tr> </table>	0 Bedroom studio apt	\$120.00	1 (one) Bedroom	\$160.00	2 (two) Bedrooms	\$200.00	3 (three) Bedrooms	\$240.00	4 (four) Bedrooms	\$280.00	5 (five) Bedrooms	\$320.00	6 (six) Bedrooms	\$360.00	<p>14.6 Apartment Painting Policy</p> <p><i>For JCHA residents residing in a Senior and/or Disabled Designated Buildings, residents can be reimbursed per room, specifically \$50.00 per room painted as long as all other requirements are met and approved by the Asset Manager.</i></p> <table border="1"> <tr><td>0 Bedroom</td><td>\$150.00</td></tr> <tr><td>1 Bedroom</td><td>\$200.00</td></tr> <tr><td>2 Bedroom</td><td>\$250.00</td></tr> <tr><td>3 Bedroom</td><td>\$300.00</td></tr> <tr><td>4 Bedroom</td><td>\$350.00</td></tr> <tr><td>5 Bedroom</td><td>\$400.00</td></tr> <tr><td>6 Bedroom</td><td>\$450.00</td></tr> </table>	0 Bedroom	\$150.00	1 Bedroom	\$200.00	2 Bedroom	\$250.00	3 Bedroom	\$300.00	4 Bedroom	\$350.00	5 Bedroom	\$400.00	6 Bedroom	\$450.00	<p><i>Resident stated it was always calculated by apt. size.</i></p> <p><i>Why not seniors at family sites?</i></p> <p><i>Tenants can't afford a painter & paint for \$40.</i></p> <p><i>Can reimbursement be increased to \$50. per room for residents at Senior/and or disabled Designated Buildings and increase the regular reimbursement by room as applicable?</i></p> <p><i>JCHA is recommending we try at the senior designated sites first to see if it works and if residents take advantage of reimbursement. It also will be an added duty with tremendous paperwork and tracking for the Asset Managers.</i></p>	<p>14.6 Apartment Painting Policy</p> <p><i>For JCHA residents residing in a Senior and/or Disabled Designated Buildings, residents can be reimbursed per room, specifically \$50.00 per room painted as long as all other requirements are met and approved by the Asset Manager.</i></p> <table border="1"> <tr><td>0 Bedroom</td><td>\$150.00</td></tr> <tr><td>1 Bedroom</td><td>\$200.00</td></tr> <tr><td>2 Bedroom</td><td>\$250.00</td></tr> <tr><td>3 Bedroom</td><td>\$300.00</td></tr> <tr><td>4 Bedroom</td><td>\$350.00</td></tr> <tr><td>5 Bedroom</td><td>\$400.00</td></tr> <tr><td>6 Bedroom</td><td>\$450.00</td></tr> </table>	0 Bedroom	\$150.00	1 Bedroom	\$200.00	2 Bedroom	\$250.00	3 Bedroom	\$300.00	4 Bedroom	\$350.00	5 Bedroom	\$400.00	6 Bedroom	\$450.00
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Pg. 106-107	<p>16.0 Rental of Community Facilities Policy</p> <p>16.2 Deposit and Fee</p> <p>All residents, including Resident</p>	<p>16.0 Rental of Community Facilities Policy</p> <p><i>Deposits are waived and any reference or cost noted has been</i></p>	<p><i>Residents applauded elimination of deposit</i></p>	<p>16.0 Rental of Community Facilities Policy</p> <p><i>Deposits are waived and</i></p>																																										

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
	<p>leadership members, will be charged a minimal deposit and rental fee. A minimal deposit and rental fee is charged at each Community Room Facility. The deposit and rental fee must be paid by MONEY ORDER only and must be made payable to the RC/RMC organization at the site. (If and when a RC//RMC does not comply with bookkeeping and reporting requirements, the JCHA has the discretion to receive the rental fees until the RC/RMC complies with all requirements.) No checks or cash will be accepted. In order to reserve the Facility, a deposit must be paid at least two (2) weeks in advance of the rental date. The deposit will be returned to the resident (generally within two business days) after an inspection of the Facility confirms that it was cleaned, mopped, and no damages were incurred.</p> <p>If the Facility or equipment is damaged or missing, the cost of labor, repairs and/or replacement items will be deducted from the deposit and forwarded to the JCHA by the RC/RMC organization. The balance will be retained by the RC/RMC organization. If the</p>	<p><i>removed from the following paragraph and rental chart:</i> 16.2 Fee All residents, including Resident leadership members, will be charged a rental fee. A rental fee is charged at each Community Room Facility. The rental fee must be paid by MONEY ORDER only and must be made payable to the RC/RMC organization at the site. (If and when a RC//RMC does not comply with bookkeeping and reporting requirements, the JCHA has the discretion to receive the rental fees until the RC/RMC complies with all requirements.) No checks or cash will be accepted. An inspection of the Facility will confirm that it was cleaned, mopped, and no damages were incurred.</p> <p>If the Facility or equipment is damaged or missing, the cost of labor, repairs and/or replacement items will be billed to the tenant and paid directly to the JCHA. If damage occurs, the resident head of household will not be permitted to rent the facility for future events.</p>		<p><i>any reference or cost noted has been removed from the following paragraph and rental chart:</i> 16.2 Fee All residents, including Resident leadership members, will be charged a rental fee. A rental fee is charged at each Community Room Facility. The rental fee must be paid by MONEY ORDER only and must be made payable to the RC/RMC organization at the site. (If and when a RC//RMC does not comply with bookkeeping and reporting requirements, the JCHA has the discretion to receive the rental fees until the RC/RMC complies with all requirements.) No checks or cash will be accepted. An inspection of the Facility will confirm that it was cleaned, mopped, and no damages were incurred.</p> <p>If the Facility or equipment is damaged or missing, the</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
	balance does not cover the entire cost of the damages, the resident head of household will be responsible for paying the balance directly to the JCHA. If damage occurs, the resident head of household will not be permitted to rent the facility for future events.			cost of labor, repairs and/or replacement items will be <i>billed to the tenant and paid directly to the JCHA.</i> If damage occurs, the resident head of household will not be permitted to rent the facility for future events.
Pg. 113 – 114	<p>18.2 Termination By the JCHA 18.2a Termination for Cause</p> <p>The JCHA (and its Agents) will terminate the lease for serious or repeated violations of material lease terms. Such violations include but are not limited to the following:</p> <ul style="list-style-type: none"> • Discovery of false statements or fraud in connection with either application for assistance or with re-certification and breach of Stipulation Agreements. 	<p>18.2 Termination By the JCHA 18.2a Termination for Cause</p> <p>The JCHA (and its Agents) will terminate the lease for serious or repeated violations of material lease terms. Such violations include but are not limited to the following:</p> <ul style="list-style-type: none"> • Discovery of false statements or fraud in connection with either application for assistance or with re-certification and breach <i>of the terms of Stipulation of Settlements entering judgments of Possession.</i> • <i>Any ground for eviction stated in NJSA 2A: 18-61.1 et. Seq.</i> 		<p>18.2 Termination By the JCHA 18.2a Termination for Cause</p> <p>The JCHA (and its Agents) will terminate the lease for serious or repeated violations of material lease terms. Such violations include but are not limited to the following:</p> <ul style="list-style-type: none"> • Discovery of false statements or fraud in connection with either application for assistance or with re-certification and breach <i>of the terms of Stipulation of Settlements entering judgments of Possession.</i> • <i>Any ground for eviction stated in NJSA 2A: 18-61.1 et. Seq.</i>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 114-115	<p>18.3a Resident Conduct</p> <p>Any criminal activity that threatens the health or safety of JCHA (or its Agent's) employees or representatives or that threatens the health, safety or right to safe and peaceful enjoyment of their residences by members of the resident household or other residents in the development, including Registered Sex Offenders, or any drug-related criminal activity on or off the premises is grounds for eviction if engaged in by any member of a resident household or guest of the household.</p> <p>Furnishing false or misleading information concerning illegal drug use, alcohol abuse or rehabilitation of illegal drug users or alcohol abusers is ground for eviction if engaged in by a member of the resident household.</p>	<p>18.3a Resident Conduct</p> <p>Any criminal activity that threatens the health or safety of JCHA (or its Agent's) employees or representatives or that threatens the health, safety or right to safe and peaceful enjoyment of their residences by members of the resident household or other residents in the development, including Registered Sex Offenders, or any drug-related criminal activity on or off the premises and/or permitting registered sex offenders to reside in the unit is grounds for eviction if engaged in by any member of a resident household or guest of the household.</p> <p>Furnishing false or misleading information to any law enforcement or JCHA personnel concerning illegal drug use, alcohol abuse or rehabilitation of illegal drug users or alcohol abusers is ground for eviction if engaged in by a member of the resident household.</p>	<p><i>Resident doesn't think people should get evicted if their child is using drugs.</i></p> <p><i>JCHA advised the One Strike Policy has not changed.</i></p> <p><i>Residents asked for clarification regarding false reports to law enforcement. They would like law enforcement removed from paragraph.</i></p>	<p>18.3a Resident Conduct</p> <p>Any criminal activity that threatens the health or safety of JCHA (or its Agent's) employees or representatives or that threatens the health, safety or right to safe and peaceful enjoyment of their residences by members of the resident household or other residents in the development, including Registered Sex Offenders, or any drug-related criminal activity on or off the premises and/or permitting registered sex offenders to reside in the unit is grounds for eviction if engaged in by any member of a resident household or guest of the household.</p> <p>Furnishing false or misleading information to any law enforcement or JCHA personnel concerning illegal drug use, alcohol abuse or rehabilitation of illegal drug</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
				users or alcohol abusers is ground for eviction if engaged in by a member of the resident household.
Pg. 117	<p>18.3e Alternative Sanctions The sanctions other than eviction of the entire household which may be considered:</p> <p>Stipulations made in court, on the court record in which the resident:</p>	<p>18.3e Alternative Sanctions The sanctions other than eviction of the entire household which may be considered:</p> <p align="center"><i>Signed Stipulations of Settlement entering a judgment of possession in favor of the Landlord</i> made in court, <i>or</i> on the court record in which the resident:</p>		<p>18.3e Alternative Sanctions The sanctions other than eviction of the entire household which may be considered:</p> <p align="center"><i>Signed Stipulations of Settlement entering a judgment of possession in favor of the Landlord</i> made in court, <i>or</i> on the court record in which the resident:</p>
Pg. 121-122	<p>18.6 Abandonment</p>	<p>18.6 Abandonment <u>NEW PARAGRAPH: 18.6(a)(i)</u> <i>If the tenant is granted an order for “orderly removal” by a court of competent jurisdiction, the “orderly removal” may include language that any property left behind by the tenant at the time of a “lock-out” is abandoned.</i> <i>If this language is included in the court’s order, the Landlord may immediately dispose of any property remaining in the unit after</i></p>	<p><i>Resident asked why the Asset Manager can’t just give everyone 30 days?</i></p> <p><i>JCHA advised we do give 30 days in most circumstances but this paragraph refers to cases decided in court where a judge will issue an order for orderly removal.</i></p>	<p>18.6 Abandonment <u>NEW PARAGRAPH: 18.6(a)(i)</u> <i>If the tenant is granted an order for “orderly removal” by a court of competent jurisdiction, the “orderly removal” may include language that any property left behind by the tenant at the time of a “lock-out” is abandoned.</i> <i>If this language is included</i></p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
	<p>18.6b Storing Abandoned Property After sending notice to the Resident Household, the JCHA (or its Agent) will store all personal property of the Resident Household either on the premises or in a safe and secure off-premises location. The JCHA (or its Agent) will, however, immediately dispose of all perishable foodstuffs and notify an animal control agency or humane society to remove any abandoned pets. The Resident Household will be liable for any cost incurred by the JCHA (or its Agent) in either moving or storing the property and must pay these costs upon removal of their property. The JCHA (or its Agent) shall not be responsible for any loss to a Resident Household resulting from storage of property unless the loss was caused by the JCHA's (or its Agent's) deliberate or negligent act or</p>	<p><i>the "lock-out" as such property is considered by the court to be abandoned. If no court order for orderly removal exists or such language stated above is not included in the order, then Section 18.6(a)(ii) and 18.6(b) applies.</i></p> <p>18.6b Storing Abandoned Property After sending notice to the Resident Household, the JCHA (or its Agent) will store all personal property of the Resident Household either on the premises or in a safe and secure off-premises location. The JCHA (or its Agent) will, however, immediately dispose of all perishable foodstuffs and notify an animal control agency or humane society to remove any abandoned pets. The Resident Household will be liable for any cost incurred by the JCHA (or its Agent) in either moving or storing the property and must pay these costs upon removal of their property. The JCHA (or its Agent) shall not be responsible for any loss, <i>either living or non living chattel</i>, to a Resident Household resulting from storage of property unless the loss was caused by the JCHA's (or its Agent's) deliberate</p>	<p><i>What is chattel?</i></p> <p><i>Chattel is a legal term which means an item of personal property, e.g. furniture, etc.</i></p>	<p><i>in the court's order, the Landlord may immediately dispose of any property remaining in the unit after the "lock-out" as such property is considered by the court to be abandoned. If no court order for orderly removal exists or such language stated above is not included in the order, then Section 18.6(a)(ii) and 18.6(b) applies.</i></p> <p>18.6b Storing Abandoned Property After sending notice to the Resident Household, the JCHA (or its Agent) will store all personal property of the Resident Household either on the premises or in a safe and secure off-premises location. The JCHA (or its Agent) will, however, immediately dispose of all perishable foodstuffs and notify an animal control agency or humane society to remove any abandoned pets. The Resident Household will be</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
	omission.	or negligent act or omission.		liable for any cost incurred by the JCHA (or its Agent) in either moving or storing the property and must pay these costs upon removal of their property. The JCHA (or its Agent) shall not be responsible for any loss, <i>either living or non living chattel</i> , to a Resident Household resulting from storage of property unless the loss was caused by the JCHA's (or its Agent's) deliberate or negligent act or omission.

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Jersey City Housing Authority Page 2 of 2

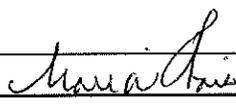
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: N/A	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: N/A CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Maria T. Maio</u> Title: <u>Executive Director</u> Telephone No.: <u>201-547-6750</u> Date: <u>1/14/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Jersey City Housing Authority

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

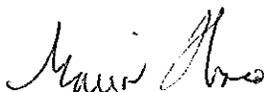
Name of Authorized Official

Maria Maio

Title

Executive Director

Signature



Date (mm/dd/yyyy)

01/12/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Jersey City Housing Authority

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

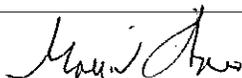
Name of Authorized Official

Maria Maio

Title

Executive Director

Signature



Date

January 12, 2009

X

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 04/01/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Jersey City HA NJ 009			Locality (Jersey City/Hudson/NJ)		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	3,902,000	3,620,000	3,314,000	2,630,000
C.	Management Improvements		579,900	579,900	579,900	579,900
D.	PHA-Wide Non-dwelling Structures and Equipment		663,000	442,000		
E.	Administration		676,323	676,322	676,322	534,590
F.	Other					
G.	Operations		1,069,180	1,069,180	1,069,180	1,069,180
H.	Demolition		3,000,000			
I.	Development					
J.	Capital Fund Financing – Debt Service		799,229	802,034	798,778	799,541
K.	Total CFP Funds		11,689,632	8,189,436	7,438,180	5,613,211
L.	Total Non-CFP Funds					
M.	Grand Total		11,689,632	8,189,436	7,438,180	5,613,211

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number Jersey City HA NJ009			Locality (Jersey City/Hudson/NJ)		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 1
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
	AMP 002 Marion Gardens	Annual Statement	932,000	911,000	721,000	490,000
	AMP 003 Booker T Washington		761,000	734,000	789,000	570,000
	AMP 004 Hudson Gardens		349,000	298,000	397,000	285,000
	AMP 005 Holland Gardens		396,000	376,000	344,000	265,000
	AMP 006 Montgomery Gardens		450,000	425,000	350,000	375,000
	AMP 007 A Harry Moore		3,070,000			
	AMP 008 Currie Woods		398,000	377,000	216,000	260,000
	AMP 009 Berry Gardens		988,000	836,000	376,000	305,000
	AMP 016 Thos Stewart		194,000	78,000	94,000	80,000
	AMP 010 Dwight Street		27,000	27,000	27,000	
	PHA Wide		1,475,552	1,478,356	1,475,100	1,334,131
	AMP Wide		2,649,080	2,649,080	2,649,080	1,649,080
	TOTAL CFP Funds		11,689,632	8,189,436	7,438,180	5,613,211

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011				
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost		
	See Annual Statement	<u>AMP NJ0090000002 Marion Gardens</u>			<u>AMP NJ0090000002 Marion Gardens</u>			
	Site Improvements/Utilities			Site Improvements/Utilities				
	Underground Utility: Steam/Return		\$75,000	Underground Utility: Steam/Return		\$75,000		
	Skilled Trades			Skilled Trades				
	Roof Repair		\$20,000	Roof Repair		\$20,000		
	Vacancy/Apt. Refurbishment		\$260,000	Vacancy/Apt. Refurbishment		\$259,000		
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000		
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000		
	Apartment Painting (Seniors)		\$42,000	Apartment Painting (Seniors)		\$42,000		
	Boiler Upgrade/Tube Replacement		\$40,000	Boiler Upgrade/Tube Replacement		\$40,000		
	Pump Refurb./Zone Control		\$20,000	Pump Refurb./Zone Control		\$20,000		
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000		
	Hot Water Sys./Convactor Piping		\$30,000	Hot Water Sys./Convactor Piping		\$30,000		
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000		
	Electric: Exterior Security Lighting		\$30,000	Electric: Exterior Security Lighting		\$30,000		
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000		
	Dwelling Structures			Dwelling Structures				
	Kitchen Modernization		\$75,000	Kitchen Modernization		\$75,000		
	Tuckpointing/Brick Repair		\$25,000	Tuckpointing/Brick Repair		\$25,000		
	Boiler Installation		\$150,000	Boiler Installation		\$150,000		
	Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000	Bldg. Entrance Sec'y & Intercom System (1 entrance)		\$50,000		
	Dwelling Equipment			Dwelling Equipment				
	Ranges and Refrigerators		\$20,000	Ranges & Refrigerators		\$0		
	Subtotal of Estimated Cost, Marion Gardens, Year 2			\$932,000	Subtotal of Estimated Cost, Marion Gardens, Year 3			\$911,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ009000002 Marion Gardens</u>			<u>AMP NJ009000002 Marion Gardens</u>			
	Site Improvements/Utilities			Site Improvements/Utilities			
	Underground Utility: Steam/Return		\$65,000	Underground Utility: Steam/Return		\$65,000	
	Sidewalk Replacement		\$40,000	Sidewalk Replacement		\$30,000	
	Skilled Trades			Skilled Trades			
	Roof Repair		\$25,000	Roof Repair		\$25,000	
	Vacancy/Apt. Refurbishment		\$279,000	Vacancy/Apt. Refurbishment		\$90,000	
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000	
	Facility Masonry Repair		\$20,000	Facility Masonry Repairs		\$20,000	
	Apartment Painting (Seniors)		\$12,000	Apartment Painting (Seniors)		\$12,000	
	Boiler Upgrade/Tube Replacement		\$0	Boiler Upgrade/Tube Replacement		\$0	
	Pump Refurb./Zone Control		\$0	Pump Refurb./Zone Control		\$0	
	Interior Sewer Cleaning		\$25,000	Interior Sewer Cleaning		\$25,000	
	Hot Water Sys./Convactor Piping		\$15,000	Hot Water Sys./Convactor Piping		\$10,000	
	Utility Monitoring System		\$15,000	Utility Monitoring System		\$15,000	
	Electric: Exterior Security Lighting		\$25,000	Electric: Exterior Security Lighting		\$25,000	
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000	
	Dwelling Structures			Dwelling Structures			
	Kitchen Modernization		\$0	Paint Halls/Stairwells		\$20,000	
	Tuckpointing/Brick Repair		\$30,000	Tuckpointing/Brick Repair		\$25,000	
	Pipe Insulation/Cathodic Protection		\$40,000	Pipe Insulation/Cathodic Protection		\$25,000	
Paint Halls/Stairwells		\$20,000					
Dwelling Equipment			Dwelling & Maintenance Equipment				
Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$25,000		
Maintenance Equipment		\$35,000	Maintenance Equipment		\$30,000		
Subtotal of Estimated Cost, Marion Gardens, Year 4			\$721,000	Subtotal of Estimated Cost, Marion Gardens, Year 5			\$490,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000003 Booker T Washington</u>			<u>AMP NJ0090000003 Booker T Washington</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Underground Utility: Steam/Return		\$20,000	Underground Utility: Steam/Return		\$20,000
	Skilled Trades			Skilled Trades		
	Roof Repair		\$10,000	Roof Repair		\$10,000
	Facility Doors: Interior & Exterior		\$20,000	Facility Doors: Interior & Exterior		\$20,000
	Vacancy/Apt. Refurbishment		\$231,000	Vacancy/Apt. Refurbishment		\$230,000
	Painting Halls/Stairs		\$20,000	Painting Halls/Stairs		\$20,000
	Plastering Work Items		\$20,000	Plastering Work Items		\$20,000
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000
	Apartment Painting(Seniors)		\$55,000	Apartment Painting (Seniors)		\$54,000
	Boiler Upgrade/Tube Replacement		\$15,000	Boiler Upgrade/Tube Replacement		\$15,000
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$15,000
	Pump Refurb./Zone Control		\$40,000	Pump Refurb./Zone Control		\$40,000
	Interior Steam & Return Line		\$80,000	Interior Steam & Return Line		\$80,000
	Interior Sewer Cleaning		\$31,000	Interior Sewer Cleaning		\$31,000
	Utility Monitoring System		\$37,000	Utility Monitoring System		\$37,000
	Electric: Upgrade/Rewire Apts.		\$30,000	Electric: Upgrade/Rewire Apts.		\$30,000
	Electric: Exterior Security Lighting		\$22,000	Electric: Exterior Security Lighting		\$22,000
	Fence Painting		\$15,000	Fence Painting		\$15,000
	Fire Alarm System Upgrade		\$15,000	Fire Alarm System Upgrade		\$15,000
	Dwelling Structures			Dwelling Structures		
	Pipe Insulation		\$20,000	Pipe Insulation		\$20,000
	LBP Testing/Abatement		\$10,000	LBP Testing/Abatement		\$10,000
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$0
Non-Dwelling Structures			Non-Dwelling Structures			
504 Accessibility Compliance		\$10,000	504 Accessibility Compliance		\$10,000	
Subtotal of Estimated Cost, Booker T. Washington, Year 2			\$761,000	Subtotal of Estimated Cost, Booker T. Washington, Year 3		
				\$734,000		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ009000003 Booker T Washington</u>			<u>AMP NJ009000003 Booker T Washington</u>			
	Site Improvements/Utilities Underground Utility: Steam/Return		\$0	Site Improvements/Utilities Underground Utility: Steam/Return			
	Skilled Trades			Skilled Trades			
	Roof Repair/Tuckpointing		\$20,000	Roof Repair/Tuckpointing		\$40,000	
	Facility Doors: Interior & Exterior		\$20,000	Facility Doors: Interior & Exterior		\$20,000	
	Vacancy/Apt. Refurbishment		\$315,000	Vacancy/Apt. Refurbishment		\$120,000	
	Painting Halls/Stairs		\$25,000	Painting Halls/Stairs		\$25,000	
	Plastering Work Items		\$25,000	Plastering Work Items		\$25,000	
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$20,000	
	LBP Abatement & Mold/Mildew Remediation		\$40,000	LBP Abatement & Mold/Mildew Remediation		\$60,000	
	Boiler Upgrade/Tube Replacement		\$10,000	Boiler Upgrade/Tube Replacement		\$10,000	
	Heating/Boiler Refurbishing		\$15,000	Heating/Boiler Refurbishing		\$10,000	
	Pump Refurb./Zone Control		\$20,000	Pump Refurb./Zone Control		\$10,000	
	Interior Steam & Return Line		\$50,000	Interior Steam & Return Line		\$40,000	
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000	
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000	
	Apartment Painting (Seniors)		\$19,000				
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000	
	Fence Painting		\$10,000	Fence Painting		\$10,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
	Dwelling Structures			Dwelling Structures			
	Boiler Equipment		\$80,000	Boiler Equipment		\$60,000	
	Pipe Insulation		\$10,000	Pipe Insulation		\$10,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$30,000	Ranges & Refrigerators		\$30,000	
	Maintenance Equipment			Maintenance Equipment			
Maintenance Equipment		\$25,000	Maintenance Equipment		\$25,000		
Subtotal of Estimated Cost, Booker T. Washington, Year 4			\$789,000	Subtotal of Estimated Cost, Booker T. Washington, Year 5			\$570,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000004 Hudson Gardens</u>			<u>AMP NJ0090000004 Hudson Gardens</u>		
	Site Improvements/Utilities Site Improvements-Playground Equipment		\$0	Site Improvements/Utilities		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$10,000	Facility Doors: Interior & Exterior		\$10,000
	Vacancy/Apt. Refurbishment		\$146,000	Vacancy/Apt. Refurbishment		\$145,000
	Apartment Painting(Seniors)		\$23,000	Plastering Work Items		\$10,000
	Plastering Work Items		\$10,000	Facility Masonry Repair		\$10,000
	Facility Masonry Repair		\$10,000	Heating/Boiler Refurbishing		\$10,000
	Heating/Boiler Refurbishing		\$10,000	Pump Refurb/Zone Control		\$10,000
	Pump Refurb/Zone Control		\$10,000	Interior Steam & Return Line		\$15,000
	Interior Steam & Return Line		\$15,000	Interior Sewer Cleaning		\$15,000
	Interior Sewer Cleaning		\$15,000	Utility Monitoring System		\$10,000
	Utility Monitoring System		\$10,000	Electric: Exterior Security Lighting		\$10,000
	Electric: Exterior Security Lighting		\$10,000	Fire Alarm System Upgrade		\$10,000
	Fire Alarm System Upgrade		\$10,000	Apartment Painting (Seniors)		\$23,000
	Dwelling Structures			Dwelling Structures		
	Radiator Valves Trap/Element Replacement		\$0	Dwelling Equipment		
	Dwelling Equipment			Ranges & Refrigerators		\$0
	Ranges & Refrigerators		\$20,000	Non-Dwelling Structures		\$0
Non-Dwelling Structures			Community Hall/Painting		\$0	
Community Hall/Painting		\$30,000				
Subtotal of Estimated Cost, Hudson Gardens, Year 2			\$349,000	Subtotal of Estimated Cost, Hudson Gardens, Year 3		
				\$298,000		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ0090000004 Hudson Gardens</u>			<u>AMP NJ0090000004 Hudson Gardens</u>			
	Site Improvements			Site Improvements			
	Sidewalks		\$20,000	Sidewalks		\$20,000	
	Playground Equipment		\$10,000	Playground Equipment		\$10,000	
	Skilled Trades			Skilled Trades			
	Roof Repair		\$10,000	Roof Repair		\$20,000	
	Facility Doors: Interior & Exterior		\$5,000	Facility Doors: Interior & Exterior		\$10,000	
	Vacancy/Apt. Refurbishment		\$145,000	Vacancy/Apt. Refurbishment		\$30,000	
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000	
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$10,000	
	Boiler Equipment		\$10,000	Boiler Equipment		\$10,000	
	LBP Abatement & Mold/Mildew Remediation		\$70,000	LBP Abatement & Mold/Mildew Remediation		\$70,000	
	Interior Steam & Return Line		\$0	Interior Steam & Return Line		\$15,000	
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$15,000	
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$10,000	
	Electric: Exterior Security Lighting		\$10,000	Electric: Exterior Security Lighting		\$15,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
	Apartment Painting (Seniors)		\$22,000	Apartment Painting (Seniors)		\$10,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$25,000	
Dwelling Structures			Dwelling Structures				
Pipe Insulation		\$10,000	Pipe Insulation		\$10,000		
Stairway Tiling		\$10,000	Stairway Tiling		\$10,000		
Subtotal of Estimated Cost, Hudson Gardens, Year 4			\$397,000	Subtotal of Estimated Cost, Hudson Gardens, Year 5			\$285,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See	<u>AMP NJ0090000005 Holland Gardens</u>			<u>AMP NJ0090000005 Holland Gardens</u>	
Annual Statement	Skilled Trades Roof Repair Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Apartment Painting (Seniors) Plastering Work Items Facility Masonry Repair Heating/Boiler Refurbishing Pump Refurb/Zone Control Interior Steam & Return Line Interior Sewer Cleaning Utility Monitoring System Electric: Exterior Security Lighting Fire Alarm System Upgrade Dwelling Structures Bathroom Modernization: Minor Pipe Insulation Dwelling Equipment Ranges & Refrigerators		\$15,000 \$15,000 \$140,000 \$36,000 \$15,000 \$10,000 \$15,000 \$15,000 \$25,000 \$5,000 \$10,000 \$20,000 \$10,000 \$25,000 \$20,000 \$20,000	Skilled Trades Roof Repair Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Apartment Painting (Seniors) Plastering Work Items Facility Masonry Repair Heating/Boiler Refurbishing Pump Refurb/Zone Control Interior Steam & Return Line Interior Sewer Cleaning Utility Monitoring System Electric: Exterior Security Lighting Fire Alarm System Upgrade Dwelling Structures Bathroom Modernization: Minor Pipe Insulation Dwelling Equipment Ranges & Refrigerators		\$15,000 \$15,000 \$140,000 \$36,000 \$15,000 \$10,000 \$15,000 \$15,000 \$25,000 \$5,000 \$10,000 \$20,000 \$10,000 \$25,000 \$20,000 \$0
	Subtotal of Estimated Cost, Holland Gardens, Year 2		\$396,000	Subtotal of Estimated Cost, Holland Gardens, Year 3		\$376,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ0090000005 Holland Gardens</u>			<u>AMP NJ0090000005 Holland Gardens</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$10,000	Roof Repair		\$10,000	
	Facility Doors: Interior & Exterior		\$0	Facility Doors: Interior & Exterior		\$5,000	
	Vacancy/Apt. Refurbishment		\$169,000	Vacancy/Apt. Refurbishment		\$70,000	
	LBPAbatement & Mold/Mildew Remediation		\$40,000	LBPAbatement & Mold/Mildew Remediation		\$50,000	
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000	
	Facility Masonry Repair		\$0	Facility Masonry Repair		\$5,000	
	Heating/Boiler Refurbishing		\$20,000	Heating/Boiler Refurbishing		\$20,000	
	Pump Refurb/Zone Control		\$0	Pump Refurb/Zone Control			
	Interior Steam & Return Line		\$0	Interior Steam & Return Line			
	Interior Sewer Cleaning		\$0	Interior Sewer Cleaning		\$5,000	
	Utility Monitoring System		\$0	Utility Monitoring System		\$10,000	
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000	
	Fire Alarm System Upgrade		\$0	Fire Alarm System Upgrade			
	Apartment Painting (Seniors)		\$10,000				
	Dwelling Structures			Dwelling Structures			
	Hallway Windows		\$40,000	Hallway Windows		\$30,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$15,000	Ranges & Refrigerators		\$20,000	
Maintenance Equipment			Maintenance Equipment				
Maintenance Equipment		\$10,000	Maintenance Equipment		\$10,000		
Subtotal of Estimated Cost, Holland Gardens, Year 4			\$344,000	Subtotal of Estimated Cost, Holland Gardens, Year 5			\$265,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ 0090000006 Montgomery Gardens</u>			<u>AMP NJ 0090000006 Montgomery Gardens</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$20,000	Roof Repair		\$20,000	
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000	
	Vacancy/Apt. Refurbishment		\$40,000	Vacancy/Apt. Refurbishment		\$40,000	
	Painting: Halls/Stairs		\$40,000	Painting: Halls/Stairs		\$40,000	
	Plastering Work Items		\$30,000	Plastering Work Items		\$30,000	
	Apartment Painting (Seniors)		\$25,000	Apartment Painting (Seniors)		\$25,000	
	Elevator: Shaft & Cont. Rm Wiring		\$50,000	Elevator: Shaft & Cont. Rm Wiring		\$50,000	
	Interior Steam & Return Line		\$30,000	Boiler Upgrade/Tube Replacement		\$50,000	
	Pump Refurb/Zone Control		\$45,000	Pump Refurb/Zone Control		\$45,000	
	Utility Monitoring System		\$30,000	Interior Steam & Return Line		\$30,000	
	Electric: Exterior Security Lighting		\$20,000	Utility Monitoring System		\$30,000	
	Fire Alarm System Upgrade		\$20,000	Electric: Exterior Security Lighting		\$20,000	
	Boiler Upgrade/Tube Replacement		\$50,000	Fire Alarm System Upgrade		\$20,000	
	Dwelling Structures			Dwelling Structures			
	Pipe Insulation		\$10,000	Pipe Insulation		\$10,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$0	
	Subtotal of Estimated Cost, Montgomery Gardens, Year 2			\$450,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 3		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ 0090000006 Montgomery Gardens</u>			<u>AMP NJ 0090000006 Montgomery Gardens</u>		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		\$15,000
	Vacancy/Apt. Refurbishment		\$50,000	Vacancy/Apt. Refurbishment		\$50,000
	Painting: Halls/Stairs		\$30,000	Painting: Halls/Stairs		\$30,000
	Plastering Work Items		\$15,000	Plastering Work Items		\$10,000
	LBP Abatement & Mold/Mildew Remediation		\$50,000	LBP Abatement & Mold/Mildew Remediation		\$50,000
	Elevator: Shaft & Cont. Rm Wiring		\$20,000	Elevator: Shaft & Cont. Rm Wiring		\$20,000
	Interior Sewer Cleaning		\$10,000	Interior Sewer Cleaning		\$10,000
	Facility Masonry Repairs		\$20,000	Facility Masonry Repairs		\$20,000
	Interior Steam & Return Line		\$20,000	Interior Steam & Return Line		\$20,000
	Utility Monitoring System		\$20,000	Utility Monitoring System		\$20,000
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$20,000
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$20,000
				Compactor System		\$20,000
	Dwelling Structures			Dwelling Structures		
	Pipe Insulation		\$20,000	Pipe Insulation		\$20,000
	Dwelling Equipment			Dwelling Equipment		
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$30,000	
	Subtotal of Estimated Cost, Montgomery Gardens, Year 4		\$350,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 5		\$375,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000007, A. Harry Moore</u>			<u>AMP NJ0090000007, A. Harry Moore</u>		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$0			
	Facility Doors: Interior & Exterior		\$15,000	Facility Doors: Interior & Exterior		
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		
	Painting Halls/Stairs		\$0			
	Apartment Painting		\$0			
	Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		
	Interior Steam & Return Line		\$10,000	Interior Steam & Return Line		
	Compactor System Refurb		\$10,000	Compactor System Refurb		
	Electric: Exterior Security Lighting		\$10,000	Electric: Exterior Security Lighting		
	Fire Alarm System Upgrade		\$5,000	Fire Alarm System Upgrade		
	Demolition			Demolition		
	Demolition of buildings 3 1,2 & 7		\$3,000,000			
	Dwelling Equipment			Dwelling Equipment		
			Ranges & Refrigerators		\$0	
Subtotal of Estimated Cost, A. Harry Moore, Year 2			\$3,070,000	Subtotal of Estimated Cost, A. Harry Moore, Year 3		
				\$0		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000007, A. Harry Moore</u>			<u>AMP NJ0090000007, A. Harry Moore</u>		
	Skilled Trades			Skilled Trades		
	Demolition					
	Dwelling Equipment			Dwelling Equipment		
	Subtotal of Estimated Cost, A. Harry Moore, Year 4			Subtotal of Estimated Cost, A. Harry Moore, Year 5		
			\$0			\$0

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>AMP NJ0090000008, Curries Woods</u>			<u>AMP NJ0090000008, Curries Woods</u>			
See Annual Statement	Skilled Trades			Skilled Trades			
	Vacancy/Apt. Refurbishment		\$109,000	Vacancy/Apt. Refurbishment		\$109,000	
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000	
	Apartment Painting (Seniors)		\$49,000	Apartment Painting (Seniors)		\$48,000	
	Dwelling Structures			Dwelling Structures			
	Floors Refurbished		\$200,000	Floors Refurbished		\$200,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$0	
	Subtotal of Estimated Cost, Curries Woods, Year 2			\$398,000	Subtotal of Estimated Cost, Curries Woods, Year 3		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000008, Curries Woods</u>			<u>AMP NJ0090000008, Curries Woods</u>		
	Skilled Trades			Skilled Trades		
	Vacancy/Apt. Refurbishment		\$148,000	Vacancy/Apt. Refurbishment		\$60,000
	Painting Halls/Stairs		\$0	Painting Halls/Stairs		\$30,000
	Plastering Work Items		\$10,000	Plastering Work Items		\$20,000
	Apartment Painting (Seniors)		\$28,000			
				Site Improvements		
				Sidewalk Repair		\$30,000
				Landscaping		\$30,000
	Dwelling Structures			Dwelling Structures		
			Roof Repair		\$25,000	
			Siding Repair		\$20,000	
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$30,000	
Maintenance Equipment			Maintenance Equipment			
		\$10,000	Maintenance Equipment		\$15,000	
	Subtotal of Estimated Cost, Curries Woods, Year 4		\$216,000	Subtotal of Estimated Cost, Curries Woods, Year 5		\$260,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>			<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$20,000
	Vacancy/Apt. Refurbishment		\$30,000	Vacancy/Apt. Refurbishment		\$30,000
	Painting Halls/Stairs		\$15,000	Painting Halls/Stairs		\$15,000
	Plastering Work Items		\$25,000	Plastering Work Items		\$25,000
	Facility Masonry Repair		\$25,000	Facility Masonry Repair		\$25,000
	Apartment Painting		\$139,000	Apartment Painting		\$138,000
	Elevator Shaft & Cont. Rm Wiring		\$25,000	Elevator Shaft & Cont. Rm Wiring		\$25,000
	Pump Refurb/Zone Control		\$18,000	Pump Refurb/Zone Control		\$18,000
	Interior Steam & Return Line		\$20,000	Interior Steam & Return Line		\$20,000
	Interior Sewer Cleaning		\$8,000	Interior Sewer Cleaning		\$8,000
	Compactor System Refurb		\$10,000	Compactor System Refurb		\$10,000
	Utility Monitoring System		\$5,000	Utility Monitoring System		\$5,000
	Electric: Exterior Security Lighting		\$25,000	Electric: Exterior Security Lighting		\$25,000
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000
	Non-Dwelling Structures			Non-Dwelling Structures		
	Handicapped Accessibilty Upgrades		\$563,000	Handicapped Accessibilty Upgrades		\$442,000
	Pipe Insulation		\$20,000	Dwelling Structures Pipe Insulation		\$20,000
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$30,000	Ranges & Refrigerators		\$0
Subtotal of Estimated Cost, Berry Gardens, Year 2			\$988,000	Subtotal of Estimated Cost, Berry Gardens, Year 3		
				\$836,000		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>			<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$10,000	Roof Repair		\$10,000	
	Vacancy/Apt. Refurbishment		\$50,000	Vacancy/Apt. Refurbishment		\$60,000	
	Painting Halls/Stairs		\$15,000	Painting Halls/Stairs		\$10,000	
	Plastering Work Items		\$10,000	Plastering Work Items		\$10,000	
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$10,000	
	Apartment Painting		\$108,000				
	Elevator Shaft & Cont. Rm Wiring		\$25,000	Elevator Shaft & Cont. Rm Wiring		\$25,000	
	Pump Refurb/Zone Control		\$10,000	Pump Refurb/Zone Control		\$10,000	
	Interior Steam & Return Line		\$10,000	Interior Steam & Return Line		\$10,000	
	Interior Sewer Cleaning		\$8,000	Interior Sewer Cleaning		\$10,000	
	Compactor System Refurb		\$10,000	Compactor System Refurb		\$15,000	
	Utility Monitoring System		\$5,000	Utility Monitoring System		\$10,000	
	Electric: Exterior Security Lighting		\$15,000	Electric: Exterior Security Lighting		\$20,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$10,000	
	Bathroom Mod (Minor)		\$25,000	Bathroom Mod (Minor)		\$30,000	
	Dwelling Structures			Dwelling Structures			
	Pipe Insulation		\$10,000	Pipe Insulation		\$10,000	
	Fire Pump Refurbishment		\$15,000	Fire Pump Refurbishment		\$20,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$30,000	Ranges & Refrigerators		\$35,000	
	Subtotal of Estimated Cost, Berry Gardens, Year 4			\$376,000	Subtotal of Estimated Cost, Berry Gardens, Year 5		
					\$305,000		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMPNJ0090000016, Thomas J. Stewart Apts.</u>			<u>AMPNJ0090000016, Thomas J. Stewart Apts.</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Skilled Trades			Skilled Trades		
	Roof Repair		\$5,000	Roof Repair		\$5,000
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$10,000
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,000
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,000
	Apartment Painting		\$26,000	Apartment Painting		\$25,000
	Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		\$10,000
	Heating/Boiler Refurbishing		\$5,000	Heating/Boiler Refurbishing		\$5,000
	Compactor System Refurb		\$3,000	Compactor System Refurb		\$3,000
	Non-Dwelling Structures					
	Handicapped Accessibilty Upgrades		\$100,000			
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$15,000	Ranges & Refrigerators		\$0	
Subtotal of Estimated Cost, Thomas J. Stewart, Year 2			\$194,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 3		\$78,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMPNJ0090000016, Thomas J. Stewart Apts.</u>			<u>AMPNJ0090000016, Thomas J. Stewart Apts.</u>			
	Skilled Trades			Skilled Trades			
	Roof Repair		\$5,000	Roof Repair		\$10,000	
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$10,000	
	Painting Halls/Stairs		\$10,000	Lobby Stairs & Hallway		\$5,000	
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,000	
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,000	
	Apartment Painting		\$26,000	Apartment Painting		\$20,000	
	Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		\$15,000	
	Heating/Boiler Refurbishing		\$5,000	Heating/Boiler Refurbishing		\$5,000	
	Compactor System Refurb		\$3,000	Compactor System Refurb		\$5,000	
	Dwelling Structures						
	Handicapped Accessibility Upgrades						
Dwelling Equipment			Dwelling Equipment				
Ranges & Refrigerators		\$15,000	Ranges & Refrigerators				
Subtotal of Estimated Cost, Thomas J. Stewart, Year 4			\$94,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 5			\$80,000

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 2 FY 2010			Work Statement for Year 3 FY 2011			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ009000010, Dwight Street Homes</u>			<u>AMP NJ009000010, Dwight Street Homes</u>			
	Apartment Rehab		\$27,000	Apartment Reahb		\$27,000	
	<u>PHA-WIDE</u>			<u>PHA-WIDE</u>			
	Annual Debt Service		\$799,229	Annual Debt Service		\$802,034	
	Administrative		\$676,323	Administrative		\$676,322	
	<u>AMP-WIDE</u>			<u>AMP-WIDE</u>			
	Management Improvements		\$579,900	Management Improvements		\$579,900	
	Operations		\$1,069,180	Operations		\$1,069,180	
	Energy Incentive Funding		\$1,000,000	Energy Incentive Funding		\$1,000,000	
	Subtotal of Estimated Cost, Dwight Street & PHA-Wide, Year 2			\$4,151,632	Subtotal of Estimated Cost, Dwight Street & PHA-Wide, Year 2		

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>AMP NJ009000010, Dwight Street Homes</u>			<u>AMP NJ009000010, Dwight Street Homes</u>			
	Apartment Rehab		\$27,000				
	<u>PHA-WIDE</u>			<u>PHA-WIDE</u>			
	Annual Debt Service		\$798,778	Annual Debt Service		\$799,541	
	Administrative		\$676,322	Administrative		\$534,590	
	<u>AMP-WIDE</u>			<u>AMP-WIDE</u>			
	Management Improvements		\$ 579,900	Management Improvements		\$ 579,900	
	Operations		\$ 1,069,180	Operations		\$ 1,069,180	
	Energy Incentive Funding		\$1,000,000				
	Subtotal of Estimated Cost, Dwight Street & PHA-Wide, Year 2			\$4,151,180	Subtotal of Estimated Cost, Dwight Street & PHA-Wide, Year 2		