

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

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>LODI HOUSING AUTHORITY</u> PHA Code: <u>NJ011</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>220</u> Number of HCV units: <u>477</u>																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> 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:  <b>We, at the Lodi Housing, are dedicated to providing our community with decent, safe, sanitary housing and suitable living environment. We are committed to reducing the concentration of poverty in public housing. We seek to expand economic opportunities to all residents and increase the opportunities to all residents and increase the opportunities of housing choices by forming creative partnership with public and private collaborators.</b>																										
<b>5.2</b>	<b>Goals and Objectives.</b> 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.  <b>In an effort to accomplish our mission, we have set goals and objectives that represent the essence of the LHA's efforts to assure our mission is attained. We shall continue to collaborate with both public and private entities to promote our common goals and objectives of reducing the concentration of poverty in housing, provide quality affordable housing that's decent, safe, well-maintained and free from drugs and violent crime. We shall also continue working in partnership with individuals and organizations to provide housing, education, and employment opportunities for low income families to become self-sufficient and improve their quality of life.</b>  <b>Increase the availability of decent, safe and affordable housing by applying for additional Section 8 HCV, reduce public housing vacancies, acquire property to build additional units and/or developments. Make modifications to dwelling units to make them fully accessible in accordance with the Uniform Federal Accessibility Standards (UFAS).</b>  <b>We are presently researching the pros/cons of the new Section 8 Homeownership Program. Our goal/mission is to increase the opportunities for affordable housing and the new Section 8 Homeownership Program appears to be a new vehicle in providing such an opportunity. The new Section 8 Homeownership Program would provide participants with the opportunity to choose between leasing a unit or buying a home. The Vouchers would provide mortgage subsidies for eligible families.</b>																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  <b>The Five-Year Action Plan was the only PHA element amended since its last Annual Plan submission.</b> (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.  <b>Copy of our PHA Plan with a complete list of PHA Plan elements are available at the LHA Administrative Office located at 50 Brookside Avenue, 2<sup>nd</sup> Floor, Lodi, NJ 07644 – Monday-Friday 8:30 AM to 4:00 PM</b>																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <b>NOT APPLICABLE</b>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										

8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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> <p style="text-align: center;"><b>SEE ATTACHED CFP TABLES</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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> <p style="text-align: center;"><b>FIVE-YEAR ACTION PLAN IS UPLOADED WITH PHA PLAN AS AN ATTACHMENT</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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> <p style="text-align: center;"><b>NOT APPLICABLE</b></p>
9.0	<p><b>Housing Needs.</b> 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.</p> <p><b>Based on information provided by the Consolidated Plan, information provided by HUD, our waiting lists, and the SOCDS Census Data Output for the Borough of Lodi. We have made reasonable effort in identifying the housing needs of the low income, very low income, and extremely low income families who reside in the jurisdiction which we serve 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. We have identified the following:</b></p> <ul style="list-style-type: none"> <li>• Ensure equal access to assisted housing and provide a suitable living environment;</li> <li>• Acquire property to build units/new development;</li> <li>• Apply for additional Section 8 HCVs;</li> <li>• Development of units and/or conversion of units for persons with special needs, particularly physically disabled, developmentally/mentally challenged;</li> <li>• Research various avenues in which to refer families seeking assistance whom we cannot immediately serve;</li> <li>• Continue providing ongoing assistance to our existing Section 8 HCV families and Public Housing residents;</li> <li>• Research opportunities for homeownership through Section 8 Homeownership Program;</li> <li>• Research Low Income Tax Housing Credit Grant (LIHTC) Program;</li> <li>• Apply Neighborhood Stabilization Program Grants;</li> <li>• Leverage private or other public funds to create additional housing opportunities; and</li> <li>• Ensure equal opportunity and affirmatively further fair housing objectives.</li> </ul>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>LHAs strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year are as follows:</b></p> <ul style="list-style-type: none"> <li>• Additional affordable and/or subsidized units;</li> <li>• Use current infrastructure of services and facilities to direct location of new residential developments;</li> <li>• Provide educational resources and programs regarding affordable housing;</li> <li>• Development of additional senior citizen units;</li> <li>• Address the needs of elderly and disabled;</li> <li>• Support implementation of the Violence Against Women (VAWA) and Justice Department Reauthorization Act of 2005;</li> <li>• Assist in improving community quality of life and economic vitality;</li> <li>• Applied for funding under the ARRA 2009, CFRC Grant-Category 1 – addressing the needs of elderly and individuals with disabilities;</li> <li>• Applied for funding under the ARRA 2009, CFRC Grant-Category 4 – creation of energy efficient, green communities – install solar paneling for heating and electric;</li> <li>• Expand Section 8 HCV Program;</li> <li>• Continue to seek opportunities to leverage private or other public funds to create additional housing opportunities;</li> <li>• Maximize the number of affordable units available with LHAs current resources;</li> <li>• Continue providing ongoing assistance to our existing Section 8 HCV Program; and</li> <li>• Continue providing ongoing assistance to residents in our Public Housing Program.</li> </ul>

10.0	<p><b>Additional Information.</b> 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><b>The most effective indicator in measuring our progress in carrying out our state mission and goals is to look at the results of our Public Housing Assessment Systems (PHAS) Score of 96% and our Section 8 Management Assessment Program (SEMAP) Score of 93% Certification of High Performer by the HUD Newark Office.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>In accordance with 24CFR 903.21, the PHA may amend or modify its Annual or Five-Year Plan after submission to HUD. The PHA may modify, amend, or change any policies, rules, regulations, or other aspects of its Plan. Notice PIH 99-51 provided a working definition and local discretion to PHAs in defining the terms "significant amendment" and "substantial deviation/modification."</b></p> <p><b>LHA's definition of "significant amendment" and "substantial deviation/modification" would be:</b></p> <ul style="list-style-type: none"> <li>• <b>Changes to rent or admissions policies or organization of the waiting list;</b></li> <li>• <b>Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan);</b></li> <li>• <b>Change in the use of replacement reserve funds (if applicable) under the Capital Fund; and</b></li> <li>• <b>Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.</b></li> </ul>
------	--

11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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>
------	--

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](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.

**8.1 CAPITAL FUND TABLES START HERE**

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>	
<b>Housing Authority of the Borough of Lodi</b>		Capital Fund Program Grant No: <b>NJ39P01150107</b>		<b>2007</b>	
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	210,000.		210,000.	184,146.
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	58,851.		58,851.	22,150.
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the Borough of Lodi</b>	Grant Type and Number Capital Fund Program Grant No: <b>NJ39P01150107</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2007</b>
--	--	-------------------------------------

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of Annual Grant: (sum of lines 2-20)	268,851.			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





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

PHA Name: <b>Housing Authority of the Borough of Lodi</b>	Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2007</b>
--	--	-------------------------------------

Original Annual Statement
  Reserve for Disasters/ Emergencies
  Revised Annual Statement (Revision #4)  
 Performance and Evaluation Report for Period Ending:
  Final Performance and Evaluation Report

**CORRECTED COPY: 02/23/09**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$16,022	\$16,022	\$16,022	\$16,022
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$84,000	\$66,000	\$50,000	\$25,694
8	1440 Site Acquisition				
9	1450 Site Improvement	\$207,603	\$205,603	\$100,000	\$55,051.39
10	1460 Dwelling Structures	\$276,000	\$276,000	\$151,197	\$185,583
11	1465.1 Dwelling Equipment— Nonexpendable	\$40,475	\$50,475	\$50,475	\$42,748.15
12	1470 Nondwelling Structures	\$64,000	\$74,000	\$70,000	\$29,533
13	1475 Nondwelling Equipment	\$11,900	\$11,900	\$10,000	\$8,983
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$52,306	\$52,306	\$52,306	\$52,306
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

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

PHA Name: <b>Housing Authority of the Borough of Lodi</b>	Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2007</b>
--	--	-------------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (Revision #4)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$752,306	\$752,306	\$752,306	\$455,922
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ 011-001,02,03	<b><u>Total Non-CFP Funds</u></b> Funds reimbursed by LHA Insurance Co. towards disaster damages of Nor'easter 4/15-16/07							
NJ 011-001,02,03	<b><u>Management Improvement</u></b>	1408						
NJ 011-001,02,03	<b><u>Administration</u></b> To cover cost incurred as a result of Nor'easter for additional Security, Administration O.T., Maintenance O.T. Part time workers Etc.	1410		\$16,022				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ 011-001,02,03	<u><b>Fees and Cost</b></u> 1. Cost for structural engineer to asses damages 2. A/E services needed to develop plans/specifications as determined by engineers survey 3. Legal fees incurred.	1430		\$84,000	\$74,000			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ 011-001,02,03	<p><b><u>Site Improvement</u></b>                      Repair replacement of flood affected areas as follows:</p> <ol style="list-style-type: none"> <li>1. Landscaping (trees, shrubs, bushes, dividers, mulch etc. \$27,603)</li> <li>2. Snake out/flush out all underground drainage(\$5000)</li> <li>3. Reseal/reline parking lots(\$30,000)</li> <li>4. Repair undermined steps/platforms \$145,000</li> </ol>	1450		\$207,603	\$202,603			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ 011-001,02,03	<p><b><u>Dwelling Structures</u></b> Remove/replacement of flood effected damages</p> <ol style="list-style-type: none"> <li>1. Remove wall to wall carpeting/padding in 20 first floor units, and entrance halls</li> <li>2. Installation of new padding/carpeting in 20 units (\$40,000)</li> <li>3 Replacement of burnt out pit pumps 20 x \$350 ea.= \$7,000</li> <li>4 Replacement of sewer injector pumps 2 x \$5,000 ea. = \$10,000</li> <li>5 Replace collapsed submerged pits 5 x \$1,000 ea. = \$5,000</li> <li>6 Need to relocate electrical sub panels for all pumps 24 x \$1,000 ea. = \$24,000</li> </ol>	1460		\$276,000	\$271,000			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<p><b><u>Dwelling Structure (continue)</u></b></p> <p>7. Need to install separate alarm system in all basements and repair existing system \$100,000</p> <p>8. Replace basement entrance doors/jamb/locks 6 x \$1,000 ea. = \$6,000</p> <p>9. Remove/replace loose/damaged roof shingles on all 21 buildings @ \$4,000 per building (\$84,000)</p>	1460						

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ 011-001,02,03	<p><b><u>Dwelling Equipment-Non-Expendable</u></b>                      Repair /replace flood damage equipment</p> <ol style="list-style-type: none"> <li>1. Refrigerators – 5 x \$500 ea. = \$2,500</li> <li>2. Cabinets -\$5,000</li> <li>3. Windows/screens - \$5,000</li> <li>4. Door entrance/interior/storm &amp; screen \$5,000</li> <li>5. Window blinds/shades \$5,000</li> <li>6. Replacement-child window guards \$975</li> <li>7. Area carpets/ceiling/floor tile \$4,000</li> <li>8. Electrical supplies (lights, transformers, etc) \$7,000</li> <li>9. Plumbing supplies (sinks, faucets, etc) \$3,000</li> <li>10. Paints/brushes/rollers/drop cloths \$3,000</li> </ol>	1465.1		\$50,475				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ011-001,2,3	<p><b><u>Non-Dwelling Structures</u></b> Administration bldg. maintenance shop/offices/basement and stockroom</p> <ol style="list-style-type: none"> <li>1. Remove/replace rugs and padding \$500</li> <li>2. Remove/replace wallpaper \$2,000</li> <li>3. Replace all furniture desks, chairs, table \$1,500</li> <li>4. Replace file cabinets/storage cabinets \$4,000</li> </ol> <p><b><u>Community Room</u></b></p> <ol style="list-style-type: none"> <li>1. Remove/replace rug/padding \$5,000</li> <li>2. Remove/replace wall paper \$2,000</li> <li>3. Replace/reprogram central fire alarm distribution panel \$15,000</li> <li>4. Replace closed circuit TV distribution panel \$25,000</li> <li>5. Replace furniture tables, chairs, couch, etc. \$3,000</li> <li>6. Remove/replace central air conditioning compressor \$6,000</li> </ol>	1470		\$74,000				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ011-001,2,3	<u><b>Non Dwelling Equipment</b></u> Repair/replacement of Flood damaged/lost equipment 1. Hand salt spreader \$200 2. Two (2) mobile gas suction pumps 2 x \$1,500 ea. = \$3,000 3. Replace 200 lin.ft. of hot water baseboard radiation \$4,000 4. Discharge hose for pumps \$200 5. Lumber plywood/sheeting/planks of numerous sizes \$2,000 6. Ice melt 50 containers x \$40. ea = \$2,000 7. Cement mixer \$500	1475		\$11,900.				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39D01150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ011-001,2,3	<p><b><u>Demolition</u></b></p> <p>1. Engage the services of a contracting firm to pump out all floodwaters &amp; backed up sewer water within our S/C apartments, basements, crawlspaces, community room due to the Nor'Easter-April 15-16, 2007 \$118,022.</p> <p>2. Engage the services of a contracting firm to completely wash down &amp; disinfect all apartments, basements and crawlspaces \$21,000</p> <p>3. Dumpster/dumping cost \$3,000</p>	1485		0				
NJ011-001,2,3	<p><b><u>Tenant Relocation Cost</u></b></p> <p>1. Expenses incurred for relocation of displaced families (including but not limited to food/lodging clothing etc.)</p>	1495.1		\$52,306				



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
<b>Housing Authority of the Borough of Lodi</b>		Capital Fund Program Grant No: <b>NJ39P01150108</b>		<b>2008</b>	
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	203,761.		203,761.	185,000.
3	1408 Management Improvements	20,000.		\$11,237.49	\$11,237.49
4	1410 Administration	20,000.			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	40,000.		\$1,210.	\$1,210.
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	IV.	V.	VI.	VII.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the Borough of Lodi</b>	Grant Type and Number Capital Fund Program Grant No: <b>NJ39P01150108</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
--	--	-------------------------------------

Original Annual Statement    Reserve for Disasters/ Emergencies    Revised Annual Statement  
 Performance and Evaluation Report for Period Ending:    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of Annual Grant: (sum of lines 2-20)	283,761.		197,447.49	\$197,447.49
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>	
<b>Housing Authority of the Borough of Lodi</b>		Capital Fund Program Grant No: <b>NJ39S01150109</b>		<b>2009</b>	
		Replacement Housing Factor Grant No: <b>ARRA</b>			
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	17,959.			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	291,226.			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b>  <b>Housing Authority of the Borough of Lodi</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NJ39S01150109</b> Replacement Housing Factor Grant No: <b>ARRA</b>	<b>Federal FY of Grant:</b>  <b>2009</b>
---	---	--

**Original Annual Statement**
 **Reserve for Disasters/ Emergencies**
 **Revised Annual Statement**  
 **Performance and Evaluation Report for Period Ending:**
 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of Annual Grant: (sum of lines 2-20)	359,185.			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Housing Authority of the Borough of Lodi</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39S01150109</b> Replacement Housing Factor Grant No: <b>ARRA</b>				Federal FY of Grant: <b>2009</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ-011-001-2-3	Management Improvement – To cover the cost for additional security, training, staff, update computer software & hardware.	1408		17,959.				
NJ-011-001-2-3	A&E/Legal/Consulting Fees – To prepare & design and inspect the repair & replacement of the domestic hot water tank (valves/pumps), boiler, burners, etc.; repair/replace roof/mansard shingles, gutters, leaders and preparation of physical needs/energy audits as may be required.	1430		50,000.				
NJ-011-001-2-3	Remove & replace of roof shingles at 4 Complexes (220 units). Remove & replace domestic hot water tank (1200 gallons) and heating element along with all necessary valves, fittings, piping, etc. and related boiler/burner work and purchase energy conservation equipment.	1460		291,226.				



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
<b>LODI HOUSING AUTHORITY</b>		Capital Fund Program Grant No:		<b>PROPOSED</b>	<b>2009</b>
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	29,000			
4	1410 Administration	29,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,600.			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	220,400.			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b>  <b>LODI HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>PROPOSED</b>	<b>Federal FY of Grant:</b>  <b>2009</b>
---	--	--

**Original Annual Statement**    **Reserve for Disasters/ Emergencies**    **Revised Annual Statement**  
 **Performance and Evaluation Report for Period Ending:**    **Final Performance and Evaluation Report**

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
21	Amount of Annual Grant: (sum of lines 2-20)	290,000.			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





## 9.0 HOUSING NEEDS – SOCDS CENSUS DATA – OUTPUT FOR BOROUGH OF LODI, NJ

NOTE: Racial and Ethnic Characterizations in the 1970 Census do not match those in the 1980, 1990, and 2000 Censuses. Therefore, Race/Ethnicity data are only reported for 1980, 1990, and 2000. For 2000 data, "White, Non-Hispanic" and "Black, Non-Hispanic" include only persons identifying themselves as "White alone" and "Black or African American alone" respectively. "Other Races, Non-Hispanic" includes those identifying themselves as "American Indian and Alaska Native alone", "Asian alone", "Native Hawaiian and Other Pacific Islander alone", "some other race alone", or of more than one race. There are no central cities in the Bergen-Passaic, NJ PMSA.

### Population by Race/Ethnicity

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>White, Non-Hispanic</b>	<b>1980</b>	1,081,998	22,065
	<b>1990</b>	970,077	18,644
	<b>2000</b>	890,640	16,277
<b>Black, Non-Hispanic</b>	<b>1980</b>	89,484	348
	<b>1990</b>	95,314	630
	<b>2000</b>	104,677	769
<b>Other Races, Non-Hispanic</b>	<b>1980</b>	30,851	461
	<b>1990</b>	67,955	1,122
	<b>2000</b>	139,981	2,616
<b>Total Hispanic (All Races)</b>	<b>1980</b>	90,637	1,082
	<b>1990</b>	145,094	1,959
	<b>2000</b>	237,869	4,309

### Race/Ethnicity Groups as Percent of Total Population

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>White, Non-Hispanic</b>	<b>1980</b>	83.7	92.1
	<b>1990</b>	75.9	83.4
	<b>2000</b>	64.9	67.9
<b>Black, Non-Hispanic</b>	<b>1980</b>	6.9	1.5
	<b>1990</b>	7.5	2.8

	<b>2000</b>	7.6	3.2
<b>Other Races, Non-Hispanic</b>	<b>1980</b>	2.4	1.9
	<b>1990</b>	5.3	5.0
	<b>2000</b>	10.2	10.9
<b>Total Hispanic (All Races)</b>	<b>1980</b>	7.0	4.5
	<b>1990</b>	11.3	8.8
	<b>2000</b>	17.3	18.0

#### Foreign Born Population

		<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>Total Foreign Born</b>	<b>1970</b>	149,864	2,898
	<b>1980</b>	180,216	3,700
	<b>1990</b>	236,938	4,457
	<b>2000</b>	352,592	7,131
<b>Foreign Born as Percent of Total Population</b>	<b>1970</b>	11.0	11.5
	<b>1980</b>	13.9	15.4
	<b>1990</b>	18.5	19.9
	<b>2000</b>	25.7	29.7

Due to a lack of sufficiently detailed income distribution data to accurately estimate medians and percentile breaks, 2005 income percentiles and suburban median incomes are not provided.

Poverty Rate (Percent)

	Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>1969</b>	5.8	6.3
<b>1979</b>	7.1	7.4
<b>1989</b>	6.1	6.1
<b>1993 Estimated*</b>	8.4	9.0
<b>1995 Estimated*</b>	7.4	7.3
<b>1997 Estimated*</b>	7.9	8.5
<b>1998 Estimated*</b>	7.8	8.5
<b>1999</b>	7.6	8.0
<b>2003 Estimated*</b>	8.4	10.0

\*Estimated poverty rates for 1993, 1995, 1997, 1998, and 2003 are [derived](#) from the Census Bureau's [Small Area Income and Poverty Estimates](#).

Median Family Income in 2005 Dollars

	Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>1969</b>	\$66,508	\$57,244
<b>1979</b>	\$68,008	\$56,919
<b>1989</b>	\$82,724	\$64,197
<b>1999</b>	\$82,647	\$60,910

Percent of Families in National Income Brackets

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>Low Income (National Lowest 20%)</b>	<b>1969</b>	9.6	9.8
	<b>1979</b>	12.4	13.8
	<b>1989</b>	9.6	11.8
	<b>1999</b>	12.0	14.0
<b>Middle Income (National Middle 60%)</b>	<b>1969</b>	54.8	70.0
	<b>1979</b>	54.8	66.3
	<b>1989</b>	49.4	63.2
	<b>1999</b>	50.9	63.9

<b>High Income (National Top 20%)</b>	<b>1969</b>	35.7	20.2
	<b>1979</b>	32.9	19.9
	<b>1989</b>	41.0	24.9
	<b>1999</b>	37.1	22.1

Median Household Income in 2005 Dollars

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>1969</b>	\$58,744	\$52,534
<b>1979</b>	\$57,447	\$48,629
<b>1989</b>	\$70,938	\$52,465
<b>1999</b>	\$69,639	\$50,901

Percent of Households in National Income Brackets

		<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>Low Income (National Lowest 20%)</b>	<b>1969</b>	10.3	11.8
	<b>1979</b>	14.0	15.9
	<b>1989</b>	11.7	15.0
	<b>1999</b>	13.1	17.1
<b>Middle Income (National Middle 60%)</b>	<b>1969</b>	53.2	64.9
	<b>1979</b>	54.5	63.6
	<b>1989</b>	49.2	60.6
	<b>1999</b>	51.2	62.3
<b>High Income (National Top 20%)</b>	<b>1969</b>	36.6	23.4
	<b>1979</b>	31.4	20.5
	<b>1989</b>	39.1	24.4
	<b>1999</b>	35.7	20.5

Families with Children by Type of Family

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>Married Couple</b>	<b>1970</b>	174,627	3,351
	<b>1980</b>	137,066	2,311
	<b>1990</b>	119,449	1,867
	<b>2000</b>	130,987	2,012
<b>Single Parent</b>	<b>1970</b>	18,256	414
	<b>1980</b>	31,181	696
	<b>1990</b>	25,120	486
	<b>2000</b>	33,526	745

Percent of Families with Children by Family Type

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>Married Couple</b>	<b>1970</b>	90.5	89.0
	<b>1980</b>	81.5	76.9
	<b>1990</b>	82.6	79.3
	<b>2000</b>	79.6	73.0
<b>Single Parent</b>			

Total Population

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>1970</b>	1,358,794	25,200
<b>1980</b>	1,292,970	23,956
<b>1990</b>	1,278,440	22,355
<b>2000</b>	1,373,167	23,971
<b>2003</b>	1,396,969	24,181

Change in Total Population (Percent)

	<b>Bergen - Passaic, NJ PMSA</b>	<b>Suburban place of: Lodi borough, NJ</b>
<b>1970 to 1980</b>	-4.8	-4.9
<b>1980 to 1990</b>	-1.1	-6.7
<b>1990 to 2000</b>	7.4	7.2
<b>2000 to 2003</b>	1.7	0.9
<b>1970 to 2003</b>		

Housing Units by Occupancy Status

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>Total Units Excluding Seasonal and Migrant Housing**</b>	<b>1970</b>	434,621	8,443
	<b>1980</b>	464,753	9,512
	<b>1990</b>	485,815	9,461
	<b>2000</b>	507,742	9,888
<b>Occupied Units</b>	<b>1970</b>	426,839	8,319
	<b>1980</b>	453,873	9,323
	<b>1990</b>	464,149	8,968
	<b>2000</b>	494,673	9,528
<b>Owner Occupied</b>	<b>1970</b>	267,448	4,056
	<b>1980</b>	278,006	4,044
	<b>1990</b>	296,445	3,907
	<b>2000</b>	313,442	4,014
<b>Renter Occupied</b>	<b>1970</b>	159,391	4,263
	<b>1980</b>	175,867	5,279
	<b>1990</b>	167,704	5,061
	<b>2000</b>	181,231	5,514
<b>Vacant Units</b>	<b>1970</b>	7,782	124
	<b>1980</b>	10,880	189
	<b>1990</b>	21,666	493
	<b>2000</b>	13,069	360

Homeownership, Rental, and Vacancy Rates

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
<b>Owner Occupied as percent of All Occupied Units</b>	<b>1970</b>	62.7	48.8
	<b>1980</b>	61.3	43.4
	<b>1990</b>	63.9	43.6
	<b>2000</b>	63.4	42.1

<b>Renter Occupied as percent of All Occupied Units</b>	<b>1970</b>	37.3	51.2
	<b>1980</b>	38.7	56.6
	<b>1990</b>	36.1	56.4
	<b>2000</b>	36.6	57.9
<b>Vacant Units as Percent of All Units</b>	<b>1970</b>	1.8	1.5
	<b>1980</b>	2.3	2.0
	<b>1990</b>	4.5	5.2
	<b>2000</b>	2.6	3.6

Name of Jurisdiction: Lodi borough, New		Source of Data: CHAS Data Book				Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	595	613	139	550	1,897	699	144	31	95	969	2,866
2. Household Income <=30% MFI	390	303	64	250	1,007	325	39	4	60	428	1,435
3. % with any housing problems	67.9	86.8	100.0	78.0	78.2	100.0	89.7	100.0	100.0	99.1	84.4
4. % Cost Burden >30%	67.9	85.5	100.0	74.0	76.8	100.0	89.7	100.0	100.0	99.1	83.4
5. % Cost Burden >50%	56.4	69.0	78.1	66.0	64.0	92.3	89.7	100.0	100.0	93.2	72.7
6. Household Income >30 to <=50% MFI	205	310	75	300	890	374	105	27	35	541	1,431
7. % with any housing problems	82.9	90.3	100.0	86.7	88.2	79.9	71.4	100.0	71.4	78.7	84.6
8. % Cost Burden >30%	82.9	85.5	53.3	86.7	82.6	79.9	71.4	100.0	71.4	78.7	81.1
9. % Cost Burden >50%	31.7	25.8	13.3	40.0	30.9	21.1	33.3	70.4	42.9	27.4	29.6
10. Household Income >50 to <=80% MFI	185	470	125	385	1,165	295	170	115	79	659	1,824
11.% with any housing problems	37.8	26.6	64.0	29.9	33.5	40.7	67.6	100.0	49.4	59.0	42.7
12.% Cost Burden >30%	37.8	17.0	8.0	29.9	23.6	40.7	67.6	82.6	49.4	56.0	35.3
13. % Cost Burden >50%	5.4	0.0	0.0	0.0	0.9	22.0	32.4	39.1	31.6	28.8	11.0
14.	150	1,290	174	858	2,472	465	1,372	344	190	2,371	4,843

<b>Household Income &gt;80% MFI</b>											
<b>15. % with any housing problems</b>	6.7	6.6	51.7	4.4	9.0	23.7	27.1	34.6	26.3	27.5	18.0
<b>16. % Cost Burden &gt;30%</b>	6.7	0.8	0.0	2.1	1.5	23.7	25.7	18.6	26.3	24.3	12.7
<b>17. % Cost Burden &gt;50%</b>	0.0	0.0	0.0	0.0	0.0	5.4	3.6	0.0	13.2	4.2	2.0
<b>18. Total Households</b>	930	2,373	438	1,793	5,534	1,459	1,686	490	364	3,999	9,533
<b>19. % with any housing problems</b>	55.4	31.7	70.5	33.9	39.5	58.5	35.4	54.1	47.8	47.3	42.7
<b>20. % Cost Burden &gt;30</b>	55.4	25.9	26.0	32.2	32.9	58.5	34.3	38.8	47.8	44.9	37.9
<b>21. % Cost Burden &gt;50</b>	31.7	12.2	13.7	15.9	16.8	32.1	10.3	13.9	34.3	20.9	18.5

Definitions:

**Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

**Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

**Elderly households:** 1 or 2 person household, either person 62 years old or older.

**Renter:** Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

**Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

11.0 (f) Resident Advisory Board Comments:

## **NORTH MAIN STREET**



## **SENIOR TENANT ASSOCIATION NORTH MAIN STREET COMMUNITY ROOM**

March 19, 2009

Thomas DeSomma, Executive Director  
LHA Board of Commissioners  
50 Brookside Avenue  
Lodi, NJ 07644

RE: LHA 5-YEAR & ANNUAL PLAN SUGGESTIONS/RECOMMENDATIONS

Dear Mr. DeSomma and Board:

At our March 17, 2009 meeting I asked membership to suggest items for improvement at our North Main Street Complex.

The only requests made were for new kitchen and bathroom floors, painting of the units and cleaning of common area carpets.

If these suggestions can be put into the 5-Year/Annual Plan we will be very happy and we thank you for the Housing Authority's concern for our living conditions.

Sincerely,

Sarah DeGrado, President

# MASSEY STREET~RENNIE PLACE



## SENIOR TENANT ASSOCIATION RENNIE PLACE COMMUNITY ROOM

April 17, 2009

Thomas DeSomma, Executive Director  
and Board of Commissioners  
Lodi Housing Authority  
50 Brookside Avenue  
Lodi, NJ 07644

**RE: COMMENTS/RECOMMENDATIONS FOR LHA 5-YEAR & ANNUAL PLAN**

At our Senior Citizen Tenant Association meeting which was held on April 14, 2009, the residents did not have any major suggestions or recommendations. They are happy with the improvements that have been made so far.

However, they did comment regarding the hallway stair carpeting which is very dirty due to the contractors going in and out of apartments last year and requested, if possible, to have them cleaned and painting of the units.

We all wish the Housing Authority the best in their endeavor to make additional improvements with their 5-Year and Annual Plan and thank you for requesting our participation.

Very truly yours,

Genevieve Bobenko, President

# De Vries Park



## Tenants Association

May 14, 2009

TO: Thomas DeSomma, Executive Director

FR: Ceil Sconzo, President of De Vries Park Tenant Association

RE: COMMENTS/RECOMMENDATIONS FOR LHA 5-YEAR & ANNUAL PLAN

At our meeting held May 12, 2009, the following comments/recommendations were made by the tenants to the Board.

1. Request for 2<sup>nd</sup> a/c sleeve outside bedrooms on 2<sup>nd</sup> floor;
2. Additional outlets in kitchen;
3. Painting of units; and
4. Tenants requesting more security cameras installed and lighting around Complex.

On behalf of the Association, we want to thank you and the Board of Commissioners for all that's been done to improve the residents' quality of life.

Sincerely,

Ceil Sconzo, President  
Charissa Paulison, Vice President

**RAB COMMENTS ADDRESSED:**

**MEMO TO:** Sarah DeGrado, President, NM Tenants Association

**COPY TO:** Gary Luna, Deputy Director

**FROM:** Thomas DeSomma, Executive Director

**DATE:** March 23, 2009

**SUBJECT:** **LHA'S RESPONSE TO RAB COMMENTS**

In response to your 03/19/09 suggestions/recommendation from the tenants of the North Main Street Senior Citizen Complex, please be advised that LHA has re-instituted the painting cycle for the North Main Street units and also the cleaning of the carpets in all common areas.

Unfortunately, due to budgetary constraints the bathroom and kitchen floors cannot be replaced at this time.

As always, LHA appreciates your continuous interest and constructive suggestions.

**MEMO TO:** Genevieve Bobenko, President, Massey-Rennie Tenants Association

**COPY TO:** Gary Luna, Deputy Director

**FROM:** Thomas DeSomma, Executive Director

**DATE:** April 21, 2009

**SUBJECT:** LHA'S RESPONSE TO RAB COMMENTS

In response to your 04/17/09 suggestions/recommendation from the tenants of the Massey-Rennie Senior Citizen Complexes, please be advised that LHA has re-instituted the painting cycle for both the Massey Street and Rennie Place units and also the cleaning of the carpets in all common areas.

As always, LHA appreciates your continuous interest and constructive suggestions.

**MEMO TO:** Ceil Sconzo, President, DVP Tenants Association  
Charissa Paulison, Vice President, DVP Tenants Association

**COPY TO:** Gary Luna, Deputy Director

**FROM:** Thomas DeSomma, Executive Director

**DATE:** May 20, 2009

**SUBJECT:** LHA'S RESPONSE TO RAB COMMENTS

In response to your 05/14/09 suggestions/recommendation from the tenants of the De Vries Park Family Complex, please be advised that LHA has re-instituted the painting cycle for the De Vries Park units.

Unfortunately, due to budgetary constraints the following requests cannot be addressed at this time:

1. Request for 2<sup>nd</sup> a/c sleeve on the 2<sup>nd</sup> floor;
2. Additional outlets in kitchen; and
3. Additional security cameras and lighting around the Complex. However, we have begun to upgrade all existing exterior lighting to a more energy efficient product which should provide additional lighting.

As always, LHA appreciates your continuous interest and constructive suggestions.

**CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN  
PART I: SUMMARY**

PHA NAME: <b>Lodi Housing Authority - NJ011</b>					<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: AMENDED
DEVELOPMENT NUMBER/NAME/HA-WIDE	Year 1	WORK STATEMENT FOR YEAR 2 FFY GRANT: 2010 PHA FY: 2010	WORK STATEMENT FOR Year 4 FFY GRANT: 2011 PHA FY: 2011	WORK STATEMENT FOR YEAR 4 FFY GRANT: 2012 PHA FY: 2012	WORK STATEMENT FOR YEAR 5 FFY GRANT: 2013 PHA FY: 2013
	ANNUAL STATEMENT				
DE VRIES PARK		\$1,622,000	\$2,427,500	\$1,290,000	\$2,500,000
MASSEY STREET (2a)		\$829,000	\$1,400,000	\$150,000	\$110,500
N. MAIN STREET (2b)		\$671,000	\$1,220,000	\$55,000	\$305,000
RENNIE PLACE (3)		\$165,000	\$265,000	\$495,000	\$2,605,000
CFP FUNDS LISTED FOR 5-YEAR PLANNING		\$3,287,000	\$5,312,500	\$1,990,000	\$5,520,500
REPLACEMENT HOUSING FACTOR FUNDS					

**\*Revised to delete work items completed in FY 2007/2008**



**CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN  
PART II: SUPPORTING PAGES - WORK ACTIVITIES**

ACTIVITIES FOR YEAR 1	ACTIVITIES FOR YEAR: <u>4</u> FFY GRANT: 2012 PHA FY: 2012			ACTIVITIES FOR YEAR: <u>5</u> FFY GRANT: 2013 PHA FY: 2013		
	DEVELOPMENT NUMBER/NAME	MAJOR WORK CATEGORIES	ESTIMATED COST	DEVELOPMENT NUMBER/NAME	MAJOR WORK CATEGORIES	ESTIMATED COST
<b>SEE</b>	DE VRIES PARK	1. Encapsulate all interior plaster	\$500,000	DE VRIES PARK		
	NJ11-01	walls, with new sheetrock,		NJ11-01	1. Replace basement entrance	\$160,000
		remove and replace all trim			steps and catch basins for 8 units.	
		including door jams, baseboard			2. Install 2 additional clothes dryer	\$20,000
		and windows			areas.	
<b>ANNUAL</b>		2. Install A/C sleeves in all	\$100,000		3. Install new seating/table areas	\$100,000
		bedrooms.			behind each unit with concrete	
		3. Install floor insulation in base-	\$50,000		pads from rear steps.	
		ment and crawl spaces.			4. Painting of all units including all	\$60,000
		4. Installation of trees/shrubs	\$60,000		interior/exterior doors.	
<b>STATEMENT</b>		throughout the complex.			5. Re-sand/repair/re-finish all	\$260,000
		5. Replace/refinish kitchen cabinets	\$250,000		hardware floors, steps and	
		and counter tops.			and hand rails.	
		6. Remove/replace all bathroom	\$50,000		6. Construct 10 new handicap	\$1,500,000
		vanities and sinks/faucets.			housing units.	
		7. Install new closet organizers	\$30,000		7. Re-treat all buildings for termites	\$20,000
		8. Create garbage/recycling area			and carpenter ant infestation.	
		by each unit (concealed)	\$100,000		8. Upgrade entire electrical system	
		9. Refurbish exterior of Admin Bldg.	\$150,000		in all units including distribution,	
					panel lighting, etc.	\$380,000
<b>TOTAL CFP ESTIMATED COST</b>			\$1,290,000			\$2,500,000











