

1.0	PHA Information PHA Name: <u>HOBOKEN HOUSING AUTHORITY</u> PHA Code: <u>NJ015</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>10/09</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1350</u> Number of HCV units: <u>326</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.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:5%;">PH</th> <th style="width:10%;">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:					
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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 PHA is the same as that of the Department of Housing and urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.																										
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. HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing. PHA Goal: Expand the supply of assisted housing. Objectives: Reduce public housing vacancies to zero; leverage private or other public funds dollar for dollar to create additional housing opportunities. PHA Goal: Improve the quality of assisted housing. Objectives: Improve the PHA's public housing management PHAS score to 100%; improve the PHA's Section 8 management SEMAP score to 100%; increase customer satisfaction to 100%; achieve and maintain a 100% voucher unit inspection level; and renovate or modernize 100% of public housing units in need of same. PHA Goal: Increase assisted housing choices. Objectives: Conduct outreach efforts designed to reach 100% of potential voucher landlord market. HUD Strategic Goal: Improve community quality of life and economic vitality. PHA Goal: Provide an improved living environment. Objectives: Redouble efforts to implement measures to deconcentrate poverty levels by up to 100%, by bringing higher income public housing households into lower income developments ; implement public housing security improvements by increasing security patrols by 25%. HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals. housing improvements. PHA Goal: Same as HUD's. Objectives: Assist 100% of the PHA's population that is on public assistance in their efforts to obtain employment; to a degree of 100% , provide or attract support services to improve assistance recipients' employability; to a degree of 100%, provide or attract support services to increase independence for the elderly and families with disabilities. HUD Strategic Goal: Ensure equal opportunity in housing for all Americans. PHA Goal: Ensure equal opportunity and affirmatively further fair housing. Objectives: Undertake affirmative measures to ensure 100% accessibility to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; undertake affirmative measures to provide a suitable living environment for 100% of the families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability; and undertake affirmative measures to ensure 100% accessibility to housing to persons with all varieties of disabilities regardless of unit size required.																										

PHA Plan Update

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

The PHA Plan Element concerning **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures** has been revised as follows:

- 1) The PHA revised its public housing and Section assisted housing screening policies and procedures pertaining to the denial of admission to or continued participation in such programs by persons involved in drug-related criminal activity, any other criminal activity, or drug and alcohol abuse in order to have such policies and procedures conform to the latest HUD recommended policies and procedures regarding the subject matter.
- 2) The PHA revised its Public Housing Reasonable Accommodations Policy for persons with disabilities in order to bring such policy into conformity with the latest HUD recommended policy pertaining to such subject.

The PHA Plan Element concerning **Financial Resources** has been revised as follows:

The PHA'S statement of planned sources and uses of financial resources for FY 2009 is as follows:

SOURCE OF FUNDS	\$ AMOUNT	PLANNED USE OF FUNDS
Public housing Operating Funds	\$ 5,456,632	Public Housing Operations
Public Housing Capital Fund and Recovery Act Funds	\$4,977,816	PH CFP Activities
Annual Contributions for Sect. 8 Tenant-Based Assistance	\$2,246,935	Section 8 Operations
Public Housing Dwelling Rents	\$5,221,290	Public Housing Operations
Other Income (Non-Dwelling Rents, Investment Income, Laundry Revenues, Voucher Portability Income, Other Misc. Income)	\$239,980	Public Housing Operations
TOTAL AMOUNT OF \$ RESOURCES	\$18,142,653	

6.0

The PHA Plan element concerning **Rent Determination** has been revised as follows:

- 1) The PHA increased its Section 8 payment standard to 110%.

The following PHA Plan element concerning the **Violence Against Women Act (VAWA)** has been added to the Plan:

The following measures have been taken by the PHA with regard to implementation of the VAWA:

- 1) The PHA has adopted HUD recommended policy provisions regarding the denial of eligibility for admission to, or continued participation in the public housing and Section 8 programs administered by the PHA, of persons who violate the provisions of the VAWA.
- 2) The PHA has amended its public housing dwelling lease to include the HUD recommended language regarding implementation of the VAWA.
- 3) The PHA is requiring Section 8 landlords to utilize the HUD recommended language pertaining to the VAWA in their dwelling leases.
- 4) The PHA has advised its tenants regarding the provisions of the VAWA, and of the availability at the PHA's main office of complaint forms recommend for use in filing complaints pertaining to violations of the VAWA.
- 5) The PHA is actively seeking to partner with Hudson County agencies that administer support programs designed to assist adult and child victims of domestic violence, sexual assault, or stalking.

Note: In addition to the revisions in specific Plan elements cited above and the other items set forth in this Plan submission, the PHA will make all of the Plan elements listed under the Instruction to form HUD-50075 readily available to the public.

(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.

The PHA will post its PHA Plans, including updates, at each of its Asset Management Project (AMP) locations, as follows:

- 220 Adams St., Hoboken, NJ
- 221 Jackson St., Hoboken, NJ
- 310 Jackson St., Hoboken, NJ
- 401 Harrison St., Hoboken, NJ
- 311 13th Street, #A, Hoboken, NJ
- 455 9th Street, Hoboken, NJ
- 400 Harrison St., Hoboken, NJ

The PHA will also provide each of its resident councils with a copy of its Five Year and Annual Plan.

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>The PHA DOES NOT plan to apply for Hope IV grant funds during the Plan year, nor does it plan to engage in mixed finance modernization or development activities during the Plan year, or to conduct demolition or disposition activities during the Plan year, or to engage in the conversion of public housing, or in the development of a homeownership program during then Plan year.</p>																																																																																								
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> <p>Completed Form HUD-50075.1 for CFP FFY's 2009, 2008, and 2007. are submitted herewith.</p> <p>Note: The PHA's CFFP HAS BEEN COMPLETED AND CLOSED-OUT.</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> <p>Completed Form HUD-50075.2 for CFP FFY's 2009-2013 is submitted herewith.</p>																																																																																								
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" 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>The PHA'S CFFP has been completed and closed-out. The final Annual Statement detailing the use of CFFP proceeds has been submitted to HUD. The amount of the annual payments required to service the CFFP debt is reflected in the PHA's Annual Statements and in its Five-Year Action Plan.</p>																																																																																								
9.0	<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.</p> <table border="1" data-bbox="235 1050 1477 1564"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>2360</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>4</td> <td>3</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>1200</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>4</td> <td>3</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>1883</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Elderly</td> <td>2206</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> </tr> <tr> <td>Families with Disabilities</td> <td>NOT AVAIL</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity – white</td> <td>7602</td> <td>3</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity – Black (Non-Hispanic)</td> <td>450</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity – Hispanic</td> <td>2,840</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Race/Ethnicity - Native American, Asian & Other</td> <td>282</td> <td>3</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <= 30% of AMI	2360	5	5	4	5	4	3	Income >30% but <=50% of AMI	1200	5	5	4	5	4	3	Income >50% but <80% of AMI	1883	4	4	4	4	4	5	Elderly	2206	4	4	4	4	3	3	Families with Disabilities	NOT AVAIL	5	4	4	4	3	3	Race/Ethnicity – white	7602	3	4	4	4	3	3	Race/Ethnicity – Black (Non-Hispanic)	450	4	4	4	4	4	3	Race/Ethnicity – Hispanic	2,840	4	4	4	4	4	4	Race/Ethnicity - Native American, Asian & Other	282	3	4	4	4	3	3
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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.**

STRATEGIES –

Need: Shortage of affordable housing for all populations.

Strategy # 1 Maximize the number of affordable housing units available to the PH within its current resources by:

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

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

- Pursue housing resources other than Section 8 tenant-based or public housing assistance.

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

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

- Employing admission preferences aimed at families with economic hardships.
- Adopting rent policies to support and encourage work.

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

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

- Employing admission preferences to families that are working.
- Adopting rent policies to support and encourage work.

Need: Specific Family Types: The elderly.

Strategy #1 Target available assistance to the elderly by:

- Applying for special-purpose vouchers targeted for the elderly, should they become available.

Need: Specific Family Types: Families with disabilities.

Strategy # 1 Target available assistance to families with disabilities by:

- Carrying out the modifications needed in public housing based on the Section 504 Needs Assessment for public housing.
- Applying for special-purpose vouchers targeted for families with disabilities, should they become available.
- Affirmatively marketing to local non-profit agencies that assist families with disabilities.

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

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

- Affirmatively marketing to races/ethnicities shown to have disproportionate housing needs.

Strategy # 2 Conduct activities to affirmatively further fair housing:

- Counsel Section 8 tenants as to location of units outside areas of poverty or minority concentration and assist them in locating those units.
- Market Section 8 program to owners outside areas of poverty and minority concentrations.

9.1

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

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

The PHA continues to promote, on an on-going basis, adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for all low-income, very low-income, and extremely low-income families in its jurisdiction. The PHA's progress in meeting this mission and the related goals set forth in its 5-Year Plan are evidenced by: 1) a reduction in the PHA's public housing unit vacancies; 2) a decrease in public housing vacant unit turnover time; 3) timely completion of public housing modernization improvements under the PHA's CFP and CFFP; 4) the positive results of employing improved management and maintenance policies; 5) improvement in the inspections level under the PHA's Section 8 unit inspections program; 6) increase in Section 8 lease-ups as a result of an increase in the payment standard; 7) the adoption of admissions preferences and rent policies designed to support and encourage work; 8) the completion of Section 504 work items; 9) security improvements in the PHA's public housing developments; and 10) the PHA's continued provision of needed education, job training, and employment opportunities for its residents.

10.0

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

The basic criteria the PHA uses for determining what constitutes a "significant amendment" to/of its 5-Year Plan; and what constitutes a "significant amendment" or "substantial deviation/modification" to/of its 5-Year Plan and Annual Plan are set forth in the PHA's definitions of same, which are as follows:

The PHA will consider the following to constitute a "Significant Amendment" or "Substantial Modification":

- 1) Changes to rent or admissions policies or organization of the waiting list;
- 2) Changes to Grievance Procedures;
- 3) Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or changes in use of replacement reserve funds under the Capital Fund;
- 4) Any change with regard to Demolition, Disposition, Designation, Homeownership programs or Conversion activities.

The PHA will consider the following to constitute a "Substantial Deviation" from the Five-Year Plan:

- 1) Any substantial deviation from or modification of the PHA's Mission Statement or any substantial modification to the PHA's goals and/or objectives.

An exception to the above definitions will be made for any of the above cited actions that are adopted by the PHA to reflect changes in HUD regulatory requirements; such changes will not be considered to be "Significant Amendments" or "Substantial Modifications" or "Substantial Deviations."

11.0

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 10/1/09, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

HOUSING AUTHORITY OF THE CITY OF HOBOKEN

NJ 015

PHA Name

PHA Number/HA Code

X
 _____ 5-Year PHA Plan for Fiscal Years 20⁰⁹ - 20¹³

X
 _____ Annual PHA Plan for Fiscal Years 20⁰⁹ - 20_____

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

CARMELO GARCIA

Title

EXECUTIVE DIRECTOR & SECRETARY

Signature

Carmelo H. Garcia

Date

7/7/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF THE CITY OF HOBOKEN

Program/Activity Receiving Federal Grant Funding

PUBLIC HOUSING OPERATING SUBSIDY, PH CAPITAL FUND PROGRAM, SECTION 8 HCV PROGRAM

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;

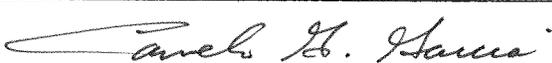
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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 CARMELO GARCIA	Title EXECUTIVE DIRECTOR
Signature 	Date 7/7/09

X

Attachment to form HUD-50070 Certification for a Drug-Free Workplace

Hoboken Housing Authority Sites for Work Performance are as follows:

Public Housing operations, Public Housing Capital Grant Program activities and Section HCV Program activities are administered by the Authority's main office personnel based at 400 Harrison St., Hoboken, Hudson County, NJ 07030.

Housing Authority personnel who perform field work related to the Authority's Public Housing operating and Capital Fund Program activities are located at the following Public Housing development sites:

- 1. 220 Adams ST., Hoboken, Hudson County, NJ 07030**
- 2. 221 Jackson St., Hoboken, Hudson County NJ 07030**
- 3. 310 Jackson St., Hoboken, Hudson County, NJ 07030**
- 4. 401 Harrison St., Hoboken, Hudson County, NJ 07030**
- 5. 311 13th Street, Hoboken, Hudson County, NJ 07030**
- 6. 455 9th Street, Hoboken, Hudson County, NJ 07030**

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

HOUSING AUTHORITY OF THE CITY OF HOBOKEN

Program/Activity Receiving Federal Grant Funding

PUBLIC HOUSING OPERATING SUBSIDY, PH CAPITAL FUND PROGRAM, SECTION 8 HCV PROGRAM

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 CARMELO GARCIA	Title EXECUTIVE DIRECTOR
Signature 	Date (mm/dd/yyyy) 7/7/09

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 checked="" 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 checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" 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 checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: PUBLIC HOUSING CFP CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): NONE	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): NONE	
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>CARMELO GARCIA</u> Title: <u>EXECUTIVE DIRECTOR</u> Telephone No.: <u>(201) 798-0370</u> Date: <u>7/7/05</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

HOBOKEN HOUSING AUTHORITY

RESIDENT ADVISORY BOARD (RAB) MEETING

Advance notice was given to Hoboken Housing Authority Resident Advisory Board members and other concerned residents regarding the holding of a meeting at the Authority's main office, 400 Harrison Street, Hoboken, NJ, at 4:00 PM on June 21, 2009, for the purpose of for reviewing and seeking input pertaining to the Housing Authority's FY 2009 PHA Annual Agency Plan and its Five Year Plan for FYs 2009-2013. The only person who showed for the meeting was the Authority's representative, Carmelo Garcia, who was prepared to review the draft/proposed plans with attendees. It is to be noted that, elements of the draft/proposed plans had been discussed with RAB members prior to the scheduled meeting and they had indicated their support for the plans as drafted. No written RAB or other resident comments have been received by the Housing Authority. As a result, the Housing Authority has determined that since no written comments have been received and both the RAB members and other residents appear to be supportive of the Authority's plans as drafted/proposed, same should be prepared in final form and submitted for HUD review and approval.

Respectfully Submitted By: *Carmelo A. Garcia* Date: *7/2/09*

Carmelo Garcia, Executive Director

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: HOBOKEN HOUSING AUTHORITY
Grant Type and Number
 Capital Fund Program Grant No: NJ 39F01550109
 Replacement Housing Factor Grant No:
 Date of CFFP:
FFY of Grant: 2009
FFY of Grant Approval: 2009

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹ Expended
			Original	Revised ²	
1		Total non-CFP Funds			
2		1406 Operations (may not exceed 20% of line 21) ³	270,000		
3		1408 Management Improvements	270,000		
4		1410 Administration (may not exceed 10% of line 21)	140,000		
5		1411 Audit			
6		1415 Liquidated Damages			
7		1430 Fees and Costs	85,000		
8		1440 Site Acquisition			
9		1450 Site Improvement	50,000		
10		1460 Dwelling Structures	500,831		
11		1465.1 Dwelling Equipment—Nonexpendable			
12		1470 Non-dwelling Structures			
13		1475 Non-dwelling Equipment			
14		1485 Demolition	70,000		
15		1492 Moving to Work Demonstration			
16		1495.1 Relocation Costs			
17		1499 Development Activities ⁴			

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.

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		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: HOBOKEN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ39P01550109 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	811,102	
19	1502 Contingency (may not exceed 8% of line 20)		Expended
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,196,933	
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	75,000.00	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	200,000.00	0
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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 CFFP Grants for operations.

⁴ RHF funds shall be included here.

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: HOBOKEN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ 39P01550108 Replacement Housing Factor Grant No: Date of CFFP:
	FFY of Grant: 2008 FFY of Grant Approval: 2008

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: 3/31/09	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		277,166.00	0		0
3	1408 Management Improvements		277,166.00	41,505.00		0
4	1410 Administration (may not exceed 10% of line 21)		138,583.00	138,583.00		0
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		85,000.00	0		0
8	1440 Site Acquisition					
9	1450 Site Improvement		51,000.00	0		0
10	1460 Dwelling Structures		481,915.66	0		0
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		75,00.00	0		0
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: HOBOKEN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ39P01550108 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
			Obligated
			Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	811,102.34	811,102.34
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,196,933.00	991,460.34
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	75,000.00	0
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	200,000.00	0
Signature of Executive Director		Signature of Public Housing Director	
<i>Carol H. Hauer</i>		<i>[Signature]</i>	
Date		Date	
7/7/09			

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.

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

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval: 2007	
PHA Name: HOBOKEN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ 39P01550107 Replacement Housing Factor Grant No: Date of CFFP:		

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09	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	142,732.00	142,732.00	39,282.00	39,282.00
3		1408 Management Improvements	285,464.00	385,379.00	385,379.00	385,379.00
4		1410 Administration (may not exceed 10% of line 21)	142,732.00	142,732.00	142,732.00	22,707.60
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs	85,000.00	87,210.66	87,210.66	44,034.41
8		1440 Site Acquisition				
9		1450 Site Improvement	49,396.00	49,396.00	0	0
10		1460 Dwelling Structures	651,994.56	549,868.90	410,000.00	296,567.39
11		1465.1 Dwelling Equipment—Nonexpendable				
12		1470 Non-dwelling Structures				
13		1475 Non-dwelling Equipment	70,000.00	70,000.00	0	0
14		1485 Demolition				
15		1492 Moving to Work Demonstration				
16		1495.1 Relocation Costs				
17		1499 Development Activities ⁴				

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.

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

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

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval: 2007			
PHA Name: HOBOKEN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NJ39P01550107 Replacement Housing Factor Grant No: Date of CFFP:				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 <input type="checkbox"/> Revised Annual Statement (revision no: 1)		<input type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)			
Line	Type of Grant	Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	812,633.44	812,633.44	812,633.44	812,633.44
19	1502 Contingency (may not exceed 8% of line 20)	2,239,952.00	2,239,952	1,877,237.10	1,600,603.84
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	75,000.00	75,000.00	75,000.00	75,000.00
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	210,000.00	210,000.00	0	0
Signature of Executive Director		Signature of Public Housing Director		Date	
					

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.

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		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
HOBOKEN HOUSING AUTHORITY		HOBOKEN, NJ 07030			<input checked="" type="checkbox"/>	
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	540,831	540,831	540,831	540,831
C.	Management Improvements		270,000	270,000	270,000	270,000
D.	PHA-Wide Non-dwelling Structures and Equipment		75,000	75,000	75,000	75,000
E.	Administration		140,000	140,000	140,000	140,000
F.	Other		85,000	85,000	85,000	85,000
G.	Operations		275,000	275,000	275,000	275,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		811,102	811,102	811,102	811,102
K.	Total CFP Funds		2,196,933	2,196,933	2,196,933	2,196,933
L.	Total Non-CFP Funds					
M.	Grand Total					

<p>HA-WIDE PHYSICAL NEEDS:</p> <p>2. MECHANICAL SYSTEM IMPROVEMENTS -</p> <p>a) Replacement/upgrading of boilers and related control and monitoring systems;</p> <p>b) Replacement/upgrading of domestic cold water and hot water heating equipment and related controls and monitoring systems, and pumps, valves, etc.;</p> <p>c) Upgrade electrical systems;</p> <p>d) Upgrade sanitary sewer systems;</p> <p>e) Upgrade gas and oil supply systems;</p> <p>f) Upgrade emergency generating systems;</p> <p>g) Upgrade plumbing systems;</p> <p>h) Upgrade fire suppression and alarm systems;</p> <p>i) Upgrade security systems;</p> <p>j) Upgrade emergency call systems;</p> <p>k) Upgrade compactor systems; and</p> <p>l) Upgrade elevator equipment.</p>	<p>HA-WIDE PHYSICAL NEEDS:</p> <p>2. MECHANICAL SYSTEM IMPROVEMENTS -</p> <p>a) Replacement/upgrading of boilers and related control and monitoring systems;</p> <p>b) Replacement/upgrading of domestic cold water and hot water heating equipment and related controls and monitoring systems, and pumps, valves, etc.;</p> <p>c) Upgrade electrical systems;</p> <p>d) Upgrade sanitary sewer systems;</p> <p>e) Upgrade gas and oil supply systems;</p> <p>f) Upgrade emergency generating systems;</p> <p>g) Upgrade plumbing systems;</p> <p>h) Upgrade fire suppression and alarm systems;</p> <p>i) Upgrade security systems;</p> <p>j) Upgrade emergency call systems;</p> <p>k) Upgrade compactor systems; and</p> <p>l) Upgrade elevator equipment.</p>	<p>\$ 250,831</p>	<p>\$ 250,831</p>	

<p>HA-WIDE PHYSICAL NEEDS:</p> <p>3. DWELLING STRUCTURE UPGRADES AND IMPROVEMENTS –</p> <ul style="list-style-type: none"> a) Replacement/upgrading of window systems; b) Replacement/upgrading of roof systems; c) Re-pointing and water proofing building exteriors; d) Masonry repairs to buildings; e) Upgrading entry door systems; f) Replacement/upgrading of apartment entry doors and hardware; g) Repair/replacement of fire doors; h) Painting and patching of interior walls and ceilings in common areas of buildings; i) Replacement of floor coverings; j) Upgrading of lobby, community room and other common areas; and k) Renovation/modernization of kitchens and bathrooms. 		<p>HA-WIDE PHYSICAL NEEDS:</p> <p>3. DWELLING STRUCTURE UPGRADES AND IMPROVEMENTS –</p> <ul style="list-style-type: none"> a) Replacement/upgrading of window systems; b) Replacement/upgrading of roof systems; c) Re-pointing and water proofing building exteriors; d) Masonry repairs to buildings; e) Upgrading entry door systems; f) Replacement/upgrading of apartment entry doors and hardware; g) Repair/replacement of fire doors; h) Painting and patching of interior walls and ceilings in common areas of buildings; i) Replacement of floor coverings; j) Upgrading of lobby, community room and other common areas; and k) Renovation/modernization of kitchens and bathrooms. 	<p>\$220,000</p>

<p>HA-WIDE PHYSICAL NEEDS:</p> <p>2. MECHANICAL SYSTEM IMPROVEMENTS -</p> <ul style="list-style-type: none"> a) Replacement/upgrading of boilers and related control and monitoring systems; b) Replacement/upgrading of domestic cold water and hot water heating equipment and related controls and monitoring systems, and pumps, valves, etc.; c) Upgrade electrical systems; d) Upgrade sanitary sewer systems; e) Upgrade gas and oil supply systems; f) Upgrade emergency generating systems; g) Upgrade plumbing systems; h) Upgrade fire suppression and alarm systems; i) Upgrade security systems; j) Upgrade emergency call systems; k) Upgrade compactor systems; and l) Upgrade elevator equipment. 		<p>HA-WIDE PHYSICAL NEEDS:</p> <p>2. MECHANICAL SYSTEM IMPROVEMENTS -</p> <ul style="list-style-type: none"> a) Replacement/upgrading of boilers and related control and monitoring systems; b) Replacement/upgrading of domestic cold water and hot water heating equipment and related controls and monitoring systems, and pumps, valves, etc.; c) Upgrade electrical systems; d) Upgrade sanitary sewer systems; e) Upgrade gas and oil supply systems; f) Upgrade emergency generating systems; g) Upgrade plumbing systems; h) Upgrade fire suppression and alarm systems; i) Upgrade security systems; j) Upgrade emergency call systems; k) Upgrade compactor systems; and l) Upgrade elevator equipment. 	<p>\$ 250,831</p> <p>\$ 250,831</p>

HA-WIDE PHYSICAL NEEDS:	HA-WIDE PHYSICAL NEEDS:		HA-WIDE PHYSICAL NEEDS:	
<p>3. DWELLING STRUCTURE UPGRADES AND IMPROVEMENTS -</p> <ul style="list-style-type: none"> a) Replacement/upgrading of window systems; b) Replacement/upgrading of roof systems; c) Re-pointing and water proofing building exteriors; d) Masonry repairs to buildings; e) Upgrading entry door systems; f) Replacement/upgrading of apartment entry doors and hardware; g) Repair/replacement of fire doors; h) Painting and patching of interior walls and ceilings in common areas of buildings; i) Replacement of floor coverings; j) Upgrading of lobby, community room and other common areas; and k) Renovation/modernization of kitchens and bathrooms. 	<p>3. DWELLING STRUCTURE UPGRADES AND IMPROVEMENTS -</p> <ul style="list-style-type: none"> a) Replacement/upgrading of window systems; b) Replacement/upgrading of roof systems; c) Re-pointing and water proofing building exteriors; d) Masonry repairs to buildings; e) Upgrading entry door systems; f) Replacement/upgrading of apartment entry doors and hardware; g) Repair/replacement of fire doors; h) Painting and patching of interior walls and ceilings in common areas of buildings; i) Replacement of floor coverings; j) Upgrading of lobby, community room and other common areas; and k) Renovation/modernization of kitchens and bathrooms. 	<p>\$220,000</p>	<p>3. DWELLING STRUCTURE UPGRADES AND IMPROVEMENTS -</p> <ul style="list-style-type: none"> a) Replacement/upgrading of window systems; b) Replacement/upgrading of roof systems; c) Re-pointing and water proofing building exteriors; d) Masonry repairs to buildings; e) Upgrading entry door systems; f) Replacement/upgrading of apartment entry doors and hardware; g) Repair/replacement of fire doors; h) Painting and patching of interior walls and ceilings in common areas of buildings; i) Replacement of floor coverings; j) Upgrading of lobby, community room and other common areas; and k) Renovation/modernization of kitchens and bathrooms. 	<p>\$220,000</p>

Part III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2012 FFY 2012		Work Statement for Year: 2013 FFY 2013	
	Development Number/Name General Description of Major Work Categories HA-WIDE MANAGEMENT NEEDS:	Estimated Cost	Development Number/Name General Description of Major Work Categories HA-WIDE MANAGEMENT NEEDS:	Estimated Cost
See Annual Statement	1. MANAGEMENT IMPROVEMENTS Security Officers; Maintenance Staff, Management and Administrative staff and Commissioners Training; Computer System Upgrades (hardware and software)	270,000	1. MANAGEMENT IMPROVEMENTS Security Officers, Maintenance Staff, Management and Administrative Staff And Commissioners Training Computer System Upgrades (hardware and software)	270,000
	2. ADMINISTRATION CFP Administration	140,000	2. ADMINISTRATION CFP Administration	140,000
	3. OTHER A/E Services Consultant Services	75,000 10,000	3. OTHER A/E Services Consultant Services	75,000 10,000
	4. OPERATIONS To Supplement Income	275,000	4. OPERATIONS To Supplement Income	275,000
	5. NON-DWELLING EQUIPMENT Maintenance Equipment	75,000	5. NON-DWELLING EQUIPMENT Maintenance Equipment	75,000
	6. DEBT SERVICE Retire CFFP Debt	811,102	6. DEBT SERVICE Retire CFFP Debt	811,102
	Subtotal of Estimated Cost	\$1,656,102	Subtotal of Estimated Cost	\$1,656,102