

1.0	PHA Information PHA Name: <u>UNION CITY HOUSING AUTHORITY</u> PHA Code: <u>NJ026</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>07/09</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>455</u> Number of HCV units: <u>646</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: 30%;">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: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">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: Apply for 100 additional rental vouchers; reduce public housing vacancies to zero; leverage private or other public funds dollar for dollar to create additional housing opportunities; and build an additional 40 to 50+ units of affordable housing. 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%; and achieve and maintain a 100% voucher unit inspection level. PHA Goal: Increase assisted housing choices. Objectives: Provide voucher mobility counseling to 100% of participants in need of same; conduct outreach efforts designed to reach 100% of potential voucher landlord market; increase voucher payment standards by market dictated percentage, subject to HUD review and approval. HUD Strategic Goal: Improve community quality of life and economic vitality. PHA Goal: Provide an improved living environment. Objectives: Where necessary, implement measures to deconcentrate poverty levels by up to 100%, by bringing higher income public housing households into lower income developments ; where necessary , implement measure to promote up to 100% income mixing in public housing by assuring access for lower income families into higher income developments and, where needed, implement 100% of public housing improvements. HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals. 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; and continue PHA's acclaimed Campus of Learners Program. 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	\$ 1,910,044	Public Housing Operations
Public Housing Capital Fund	\$804,473	PH CFP Activities
Annual Contributions for Sect. 8 Tenant-Based Assistance	\$5,302,128	Section 8 Operations
Public Housing Dwelling Rents	\$1,804,012	Public Housing Operations
Other Income (Non-Dwelling Rents, Investment Income, Laundry Revenues, Voucher Portability Income, Other Misc. Income)	\$401,523	Public Housing & Sect. 8 Operations
TOTAL AMOUNT OF \$ RESOURCES	\$9,222,680	

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:
 Columbia Court 512/513 3rd St. 513/515 4th St., 306/308 West St., and 307/309 Bergenline Ave., Union City;
 Hillside Terrace I, 634/340/660 39th St., Union City;
 Hillside Terrace II, 3901/3911 Kennedy Blvd., Union City;
 Palisade Plaza 3700 Plisade Ave., Union City; and
 at its main/central office location at 3911 Kennedy Blvd., Union City.

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

7.0

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

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.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																																																																																								
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, 2007. 2006 and 2005 are submitted herewith.</p> <p>Note: The PHA's CFFP WAS COSED-OUT DURING FY 2008.</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 was completed during FFY 2008 and 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="240 877 1479 1381"> <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>3947</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>2660</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>3557</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Elderly</td> <td>689</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>5</td> <td>3</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity – white</td> <td>3233</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>264</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>6,437</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity - Native American, Asian & Other</td> <td>240</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	3947	5	5	4	5	4	3	Income >30% but <=50% of AMI	2660	5	5	4	5	4	3	Income >50% but <80% of AMI	3557	4	4	4	4	4	3	Elderly	689	4	4	4	4	3	3	Families with Disabilities	NOT AVAIL	5	4	4	5	3	3	Race/Ethnicity – white	3233	3	4	4	4	3	3	Race/Ethnicity – Black (Non-Hispanic)	264	4	4	4	4	4	3	Race/Ethnicity – Hispanic	6,437	4	4	4	4	4	3	Race/Ethnicity - Native American, Asian & Other	240	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:

- Applying for additional Section 8 units, should they become available.
- 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 notable reduction in the PHA's public housing unit vacancies; 2) a marked 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 through its on-site Campus Of Learners program facility.

- (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."

10.0

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)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/09, 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.

UNION CITY HOUSING AUTHORITY

NJ 026

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20⁰⁹ - 20¹³

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 VIRGILIO CABELLO	Title EXECUTIVE DIRECTOR AND SECRETARY
Signature 	Date 1/6/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
UNION CITY HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding
PHA OPERATING SUBSIDY, PHA CAPITAL FUND PROGRAM, SECTION 8 HOUSING CHOICE VOUCHER 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 ---

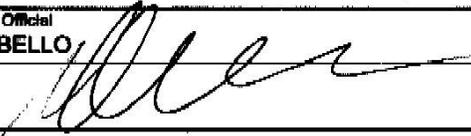
- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved 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 VIRGILIO CABELLO	Title EXECUTIVE DIRECTOR
Signature 	Date 11/14/09

X

Housing Authority of the City of Union City

Name and Street Address of Projects:

<u>Project Name</u>	<u>Project Number</u>	<u>Address</u>
Columbian Court	NJ026-1	512/513 – 3 rd Street 513/515 – 4 th Street 306/308 – West Street 307/309 – Bergenline Avenue
Hillside Terrace I	NJ026-2	634/340/660 – 39 th Street
Hillside Terrace II	NJ026-3	3901/3911 Kennedy Blvd.
Palisade Plaza	NJ026-4	3700 Palisade Avenue

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

UNION CITY HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

PHA OPERATING SUBSIDY, PHA CAPITAL FUND PROGRAM, SECTION 8 HOUSING CHOICE VOUCHER 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.

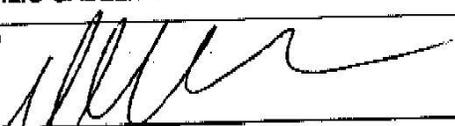
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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 VIRIGILIO CABELLO	Title EXECUTIVE DIRECTOR
Signature 	Date (mm/dd/yyyy) 1/14/09

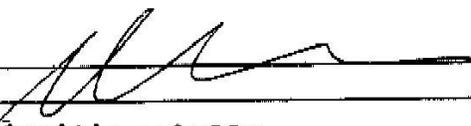
Previous edition is obsolete

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0048

(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 type="checkbox"/> a. initial filing n/a <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:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <p style="text-align: center;">n/a</p> Congressional District, if known:	
6. Federal Department/Agency: U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT	7. Federal Program Name/Description: PUBLIC HOUSING OPERATING SUBSIDY, PUBLIC HOUSING CFP, SECTION 8 Housing Choice Voucher PROGRAM CFDA Number, if applicable: _____	
8. Federal Action Number, if known: <p style="text-align: center;">unknown</p>	9. Award Amount, if known: <p style="text-align: center;">\$ unknown</p>	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): <p style="text-align: center;">n/a</p>	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <p style="text-align: center;">n/a</p>	
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 Government when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Virgilio Cabello Title: EXECUTIVE DIRECTOR Telephone No.: 201-864-1515 Date: 1/1/09	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Union City Housing Authority
Resident Advisory Board (RAB) Meeting
Meeting Summary

Meeting Date, Time and Place:

February 26, 2009 @ 6:00 PM at the Authority's Conference Room located at 3911 Kennedy Blvd., Union City, NJ

Meeting Purpose:

Review of the draft copies of the PHA's 5 Year Plan for the FY's 2009-2013 and the PHA's Annual Statement Plan for the FY CFP 2009, provision on inputs on Plans and comments of all the RAB members regarding such Plans.

Names of RAB Members Present:

Antoinette Lupo – 634 39th St, Apt 3F, Union City, NJ, 07087

Name of PHA Representatives Present:

Jose Alba
Waldo Morin

Names of Non-RAB Residents and Other Persons Present:

Pedro Anchundia – 3700 palisade Ave, Apt 1A
Margarita Guzman – 3911 Kennedy Blvd, Apt 8A
Catherine Sinisi – 634 39th St, Apt 3G

Meeting Summary and RBB Comments:

Letters announcing the meeting were delivered to all members of the Resident Advisory Board a week prior to the meeting due date and follow up calls were made to the members to remind them of the date, time, place and purpose of the meeting.

The PHA reviewed a draft of its 5 Year Plan for the FY 2009 to 2013 and its Annual Plan for FY 2009 with the RAB members and other in attendance at the

meeting. The RAB members and others provided input on the Plans by making positive and supportive comments with regard to the materials the PHA proposed for inclusion in the Plans. The RAB members did not recommend any changes in the materials reviewed; in fact, they voiced their full support of the Plans.

Jose Alba, the Modernization Administrator, spoke about the CFP progress, proposed CFP activities for FY 2009, and he detailed all of the CFP and CFFP work that the Authority has completed to date.

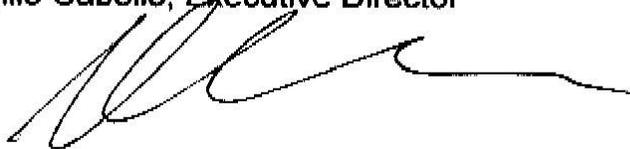
No written comments were submitted.

Narrative Describing PHA's Analysis of RAB Comments and Decision (s) Regarding Same:

The PHA's review and analysis of the RAB comments resulted in a finding that all of the same were supportive of the proposals set forth in the PHA's draft copy of its 5 Year Plan for FY's 2009-2013 and its Annual Plan for FY 2009, therefore the PHA decided to include all of the said proposals in the final PHA 5 Year and Annual Plan to be submitted to HUD.

Submitted By:

Virgilio Cabello, Executive Director



Signature

Date:

3/2/09

Part I: Summary						
PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-09 Date of CFFP:			Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	15,000.00				
4	1410 Administration (may not exceed 10% of line 21)	80,447.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	25,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	10,000.00				
10	1460 Dwelling Structures	372,750.41				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	301,275.59				
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	804,473.00	0.00	0.00	0.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

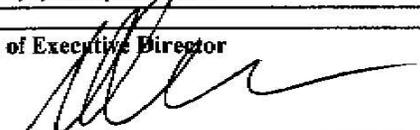
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-09 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director 		Date 2/19/09		Signature of Public Housing Director Date	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: UNION CITY HOUSING AUTHORITY				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	06/12/11		06/12/13		
NJ26-2	06/12/11		06/12/13		
NJ26-3	06/12/11		06/12/13		

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

Part I: Summary						
PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-08 Date of CFFP:			Replacement Housing Factor Grant No:	FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	10,000.00		0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	80,447.00		80,447.00	0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30,000.00		26,500.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	5,000.00		0.00	0.00	
10	1460 Dwelling Structures	377,776.99		0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	301,249.01		301,249.01	0.00	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	804,473.00	0.00	408,196.01	0.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

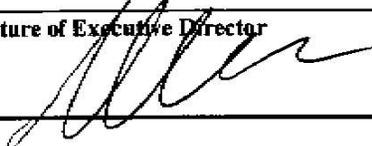
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-08 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period		12/31/2008		<input type="checkbox"/> Final Performance Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director 		Date 2/19/09		Signature of Public Housing Director Date	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: UNION CITY HOUSING AUTHORITY				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	06/12/10		06/12/12		
PHA-WIDE	06/12/10	06/30/08	06/12/12		
NJ026000001	06/12/10	12/31/08	06/12/12		
NJ026000002	06/12/10		06/12/12		
NJ026000003	06/12/10		06/12/12		
NJ026000004	06/12/10		06/12/12		

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

Part I: Summary						
PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-07 Date of CFFP:			Replacement Housing Factor Grant No:	FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	92,000.12	12,390.00	12,390.00	12,390.00	
4	1410 Administration (may not exceed 10% of line 21)	82,169.00	82,169.00	82,169.00	0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	5,000.00	12,180.00	12,180.00	3,680.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	74,955.12	10,000.00	0.00	0.00	
10	1460 Dwelling Structures	267,099.88	339,070.88	339,070.88	245,042.01	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	0.00	65,414.24	0.00	0.00	
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	300,470.88	300,470.88	300,470.88	300,470.88	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	821,695.00	821,695.00	746,280.76	561,582.89	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

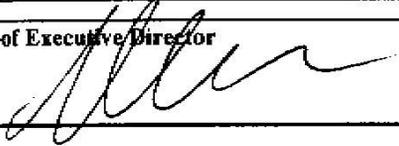
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-07 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2007 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period		12/31/2008		<input type="checkbox"/> Final Performance Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost I	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/19/09			

Part II: Supporting Pages								
PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	SECURITY/MANAG. IMPROV.	1408	1	92,000.12	12,390.00	12,390.00	12,390.00	completed
PHA-WIDE	ADMINISTRATION FEES	1410	1	82,169.00	82,169.00	82,169.00	0.00	on target
PHA-WIDE	OPERATIONS	1406	1	0.00	0.00	0.00	0.00	n/a
PHA-WIDE	A/E SERVICES	1430	1	5,000.00	12,180.00	12,180.00	3,680.00	on target
NJ26000002	ADDITIONAL SITE WORK	1450	1	74,955.12	10,000.00	0.00	0.00	on target
NJ26000001	METAL STAIR PAINTING	1460	96	55,202.50	51,371.50	51,371.50	39,161.70	on target
NJ26000002	METAL STAIR PAINTING	1460	147	38,845.50	45,634.50	45,634.50	43,006.50	on target
NJ26000001	KITCHEN RENOVATIONS	1460	96	173,051.88	173,051.88	173,051.88	116,348.81	on target
NJ26000004	WATER HEATER SYSTEM	1460	101	0.00	15,500.00	15,500.00	15,500.00	completed
NJ26000003	NEW GARAGE DOOR	1460	111	0.00	4,300.00	4,300.00	4,300.00	completed
NJ26000002	WATER HEATER SYSTEM	1460	147	0.00	17,500.00	17,500.00	17,500.00	completed
NJ26000002	GARBAGE COMPACTOR	1460	147	0.00	9,225.00	9,225.00	9,225.00	completed
NJ26000004	EMERGENCY CALL SYSTEM	1460	101	0.00	22,488.00	22,488.00	0.00	on target
NJ26000004	GARAGE BUILDING IMPROVEMENT	1470	101	0.00	65,414.24	0.00	0.00	on target
PHA-WIDE	DEBT SERVICE FOR MOD. FUNDS	9000	PHA	300,470.88	300,470.88	300,470.88	300,470.88	completed
TOTAL				821,695.00	821,695.00	746,280.76	561,582.89	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: UNION CITY HOUSING AUTHORITY				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	09/12/09	09/30/07	09/12/12	12/31/08	
PHA-WIDE	09/12/09	09/30/07	09/12/12	12/31/08	
PHA-WIDE	09/12/09		09/12/12		
NJ026000003	09/12/09	12/31/07	09/12/12	12/31/07	
NJ026000004	09/12/09	09/30/07	09/12/12	12/31/07	
NJ026000001 (stairs)	09/12/09	09/30/07	09/12/12		
NJ026000001 (kitchen)	09/12/09	09/30/07	09/12/12		
NJ026000001 (stairs)	09/12/09	09/30/07	09/12/12		
NJ026000002 (heating)	09/12/09	12/31/07	09/12/12	12/31/07	
NJ026000002 (garbage comp.)	09/12/09	06/30/08	09/12/12	06/30/08	
NJ026000004 (emerg. system)	09/12/09	12/31/08	09/12/12		
NJ026000004 (garage)	09/12/09		09/12/12		

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

Part I: Summary						
PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-06 Date of CFFP:			Replacement Housing Factor Grant No:	FFY of Grant: 2006 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	77,971.00	77,971.00	77,971.00	77,971.00	
4	1410 Administration (may not exceed 10% of line 21)	10,000.00	10,065.00	10,065.00	10,065.00	
5	1411 Audit	77,971.00	77,971.00	77,971.00	0.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30,000.00	37,000.00	37,000.00	36,000.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	5,000.00	0.00	0.00	0.00	
10	1460 Dwelling Structures	297,435.12	295,370.12	295,370.12	295,370.12	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	304,369.88	304,369.88	304,369.88	304,369.88	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	802,747.00	802,747.00	802,747.00	723,776.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

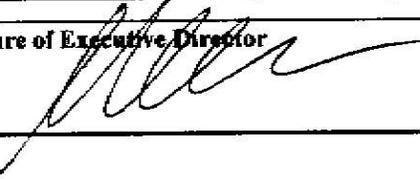
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period		<input type="checkbox"/> Reserve for Disasters/Emergencies 12/31/2008		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director 		Date 2/19/09		Signature of Public Housing Director Date	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: UNION CITY HOUSING AUTHORITY				Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	07/18/08	06/30/07	07/18/10		
PHA-WIDE	07/18/08	09/30/06	07/18/10	12/31/06	
PHA-WIDE	07/18/08	12/31/06	07/18/10	12/31/06	
NJ026000001	07/18/08	12/31/07	07/18/10	09/30/08	
NJ026000002	07/18/08	N/A	07/18/10	N/A	
NJ026000003	07/18/08	N/A	07/18/10	N/A	

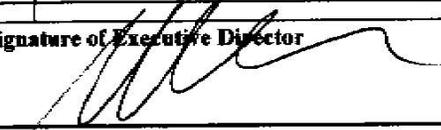
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary						
PHA Name: UNION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-05 Date of CFFP:			Replacement Housing Factor Grant No:	FFY of Grant: 2005 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	83,156.00	83,156.00	83,156.00	83,156.00	
3	1408 Management Improvements	10,000.00	132,138.34	132,138.34	36,498.85	
4	1410 Administration (may not exceed 10% of line 21)	83,156.00	83,156.00	83,156.00	83,156.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	34,000.00	23,700.00	23,700.00	23,200.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	10,000.00	18,633.41	18,633.41	18,633.41	
10	1460 Dwelling Structures	313,409.75	192,938.00	192,938.00	192,938.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	297,838.25	297,838.25	297,838.25	297,838.25	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	831,560.00	831,560.00	831,560.00	735,420.51	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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

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: Union City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P026-501-05 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2005 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Final Performance Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/19/09			

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: UNION CITY HOUSING AUTHORITY				Federal FFY of Grant: 2005	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	08/18/07	06/30/06	08/18/09	06/30/06	
PHA-WIDE	08/18/07	07/31/07	08/18/09		
NJ026000001	08/18/07	12/31/06	08/18/09	09/30/07	
NJ026000002	08/18/07	12/31/06	08/18/09	06/30/07	
NJ026000003	08/18/07	12/31/06	08/18/09	03/31/07	

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

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
UNION CITY HOUSING AUTHORITY		UNION CITY, NJ 07087				
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	382,750.41	382,750.41	382,750.41	382,750.41
C.	Management Improvements		40,000.00	40,000.00	40,000.00	40,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		80,447.00	80,447.00	80,447.00	80,447.00
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		301,275.59	301,275.59	301,275.59	301,275.59
K.	Total CFP Funds		804,473.00	804,473.00	804,473.00	804,473.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
UNION CITY HOUSING AUTHORITY		UNION CITY, NJ 07087				
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
		Annual Statement				
	NJ026000001		55,509.00	48,081.00	50,899.00	93,671.00
	NJ026000002		127,429.00	91,832.00	99,852.00	63,399.00
	NJ026000003		90,375.00	91,216.00	71,092.00	147,809.00
	NJ026000004		109,437.41	151,621.41	160,907.41	77,871.41
			382,750.41	382,750.41	382,750.41	382,750.41

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u> FFY <u>2009</u>			Work Statement for Year: <u>2011</u> FFY <u>2009</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NJ026000001			NJ026000001		
Annual Statement	Basement Upgrade – Doors, Floors, Etc.	1	14,652.00	Emergency Generators	1	38,756.00
	Boiler Monitoring System	1	10,000.00	Pressure Relief Valves	4	2,225.00
	Windows For Apts & Common Areas	672	20,857.00	Main Water Line shut off valves to apts	96	2,100.00
	Insulation to Attics/Crawl Spaces	8	10,000.00	Day care center upgrade	1	5,000.00
	NJ026000002			NJ026000002		
	Boiler Monitoring System	1	25,652.00	Float thermostatic steam traps	3	1,050.00
	New Fire Alarm System/Detectors	1	21,000.00	Building entrances and rear doors	14	33,771.00
	Apt Upgrade – Stoves, Cabinets, Valves, Traps, Etc.	147	22,030.00	Main water line shut off valves to apts	63	2,268.00
	Additional Work At The Hillside Pavilion	1	10,000.00	Common area / lobby upgrade	1	52,518.00
	Additional Site Work	1	10,000.00	Pressure relief valves	4	2,225.00
	Windows For Apts & Common Areas	1,176	28,747.00			
	Basement Upgrade – Doors, Floors, Etc	1	10,000.00	NJ026000003		
				Pressure relief valves	4	2,225.00
	NJ026000003			Sprinkler system upgrade	1	10,000.00
	Boiler Monitoring System	1	14,652.00	Emergency fire doors	222	23,771.00
	Apt Upgrade – Stoves, Cabinets, Valves, Traps, Etc.	111	10,000.00	Building entrances and rear doors	10	15,000.00
	Parking Lot Upgrade Pavement	1	10,000.00	Float thermostatic steam traps	1	15,000.00
	Windows For Apts & Common Areas	888	33,747.00	Outside sensor lighting	10	4,400.00
	Computer Upgrade (Additional)	20	10,000.00	Main water line shut off valves to apts	42	10,820.00
	Basement Upgrade – Doors, Floors, Etc.	1	11,976.00	New fire alarm system / detectors	1	10,000.00
	NJ026000004			NJ026000004		
	Common areas/lobby upgrade	1	15,652.00	Emergency call aid system	1	28,774.00
	Apt upgrade additional work – valves, traps, etc.	460	53,785.41	New fire alarm system / detectors	1	48,202.41
	Basement upgrade – doors, floors, etc.	1	20,000.00	Sprinkler system upgrade	1	11,000.00
	Boiler monitoring system	1	20,000.00	Additional maintenance vehicles (equip)	2	40,000.00
				Main water line shut off valves to apts	63	13,645.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u> FFY <u>2009</u>			Work Statement for Year: <u>2011</u> FFY <u>2009</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
				Elevator additional work	2	10,000.00
	Subtotal of Estimated Cost		\$382,750.41	Subtotal of Estimated Cost		\$382,750.41

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2012 FFY 2009			Work Statement for Year: 2013 FFY 2009		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NJ026000001			NJ026000001		
Annual	Sprinkler system upgrade	1	10,000.00	Heating system additional	1	35,671.00
Statement	New fire alarm system / detectors	1	5,000.00	Common area stair treads	160	15,000.00
	Common area / lobby	1	7,152.00	Apt. upgrade additional	96	15,000.00
	Add. Work at court yard (pavilion)	1	28,747.00	Landscaping	1	8,000.00
				Common area painting and graffiti resistant	24	10,000.00
	NJ026000002			Bldg entrances and rear doors	24	10,000.00
	Emergency fire doors	294	10,000.00			
	Mail boxes	147	3,393.00	NJ026000002		
	Sprinkler system upgrade	1	15,000.00	Heating system additional	1	33,747.00
	New elevator additional work	3	12,152.00	Snow equipment removal	2	14,652.00
	New compactor machine / chute	1	33,747.00	Common area stair treads	252	5,000.00
	Common area paint and graffiti resistant	21	10,605.00	Emergency generators	1	10,000.00
	Brick pointing	3	14,955.00			
				NJ026000003		
	NJ026000003			Heating system additional	1	33,747.00
	Common area lighting upgrade	48	12,000.00	Emergency generators	1	39,366.00
	New compactor machine / chute	1	31,504.00	Brick pointing	2	10,000.00
	New administration office (additional)	1	15,000.00	New elevator additional work	4	15,000.00
	Common area stair treads	96	12,588.00	Additional site work	1	15,000.00
				Common area painting and graffiti resistant	16	15,000.00
	NJ026000004			Parking lot sewer system	1	19,696.00
	Emergency generators		38,737.00			
	Pressure relief valves		2,225.00	NJ026000004		
	Emergency fire doors		15,000.00	Hallway/stairs lighting and exit signs	11	15,000.00
	Float thermostatic steam traps		2,100.00	Outside sensor lighting	10	9,660.00
	Bldg. entrances and rear doors		62,845.41	Landscaping	1	5,000.00
	Site work improvement		10,000.00	Garage upgrade	1	15,000.00
	Window for apts and common areas		15,000.00	Heating system additional	1	18,211.41
	Common area painting and graffiti		15,000.00	Parking lot upgrade	1	15,000.00
			\$382,750.41	Subtotal of Estimated Cost		\$382,750.41

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year 2010 FFY 2009		Work Statement for Year: 2011 FFY 2009	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Sec Annual Statement	NJ026000001		NJ026000001	
	Security	5,000.00	Security	5,000.00
	Computer software	5,000.00	Computer software	5,000.00
	Management office improvement	5,000.00	Management office improvement	5,000.00
	A/E services	25,000.00	A/E services	25,000.00
	TOTAL	40,000.00	TOTAL	40,000.00
	NJ026000002		NJ026000002	
	Security	5,000.00	Security	5,000.00
	Computer software	5,000.00	Computer software	5,000.00
	Management office improvement	5,000.00	Management office improvement	5,000.00
	A/E services	25,000.00	A/E services	25,000.00
	TOTAL	40,000.00	TOTAL	40,000.00
	NJ026000003		NJ026000003	
	Security	5,000.00	Security	5,000.00
	Computer software	5,000.00	Computer software	5,000.00
	Management office improvement	5,000.00	Management office improvement	5,000.00
	A/E services	25,000.00	A/E services	25,000.00
	TOTAL	40,000.00	TOTAL	40,000.00
	NJ026000004		NJ026000004	
	Security	5,000.00	Security	5,000.00
Computer software	5,000.00	Computer software	5,000.00	
Management office improvement	5,000.00	Management office improvement	5,000.00	
A/E services	25,000.00	A/E services	25,000.00	
TOTAL	40,000.00	TOTAL	40,000.00	
	Subtotal of Estimated Cost	\$160,000.00	Subtotal of Estimated Cost	\$160,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2012</u> FFY <u>2009</u>		Work Statement for Year: <u>2013</u> FFY <u>2009</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	NJ026000001		NJ026000001	
	Security	5,000.00	Security	5,000.00
	Computer software	5,000.00	Computer software	5,000.00
	Management office improvement	5,000.00	Management office improvement	5,000.00
	A/E services	25,000.00	A/E services	25,000.00
	TOTAL	40,000.00	TOTAL	40,000.00
	NJ026000002		NJ026000002	
	Security	5,000.00	Security	5,000.00
	Computer software	5,000.00	Computer software	5,000.00
	Management office improvement	5,000.00	Management office improvement	5,000.00
	A/E services	25,000.00	A/E services	25,000.00
	TOTAL	40,000.00	TOTAL	40,000.00
	NJ026000003		NJ026000003	
	Security	5,000.00	Security	5,000.00
	Computer software	5,000.00	Computer software	5,000.00
	Management office improvement	5,000.00	Management office improvement	5,000.00
	A/E services	25,000.00	A/E services	25,000.00
	TOTAL	40,000.00	TOTAL	40,000.00
	NJ026000004		NJ026000004	
	Security	5,000.00	Security	5,000.00
Computer software	5,000.00	Computer software	5,000.00	
Management office improvement	5,000.00	Management office improvement	5,000.00	
A/E services	25,000.00	A/E services	25,000.00	
TOTAL	40,000.00	TOTAL	40,000.00	
Subtotal of Estimated Cost	\$160,000.00	Subtotal of Estimated Cost	\$160,000.00	