

PHA 5-Year and Annual Plan		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		OMB No. 2577-0226 Expires 4/30/2011	
1.0	PHA Information PHA Name: Housing Authority of the City of Perth Amboy PHA Code: NJ006 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: 04/2010				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 361 Number of HCV units: 820				
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 Not Applicable <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
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: - See following pages.				
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. See following pages.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See following pages.				
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. See following pages.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See following pages.				
8.1	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. See following pages.				
8.2	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. See following pages.				
8.3	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. See following pages.				
9.0	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. See following pages.				

9.1	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. See following pages.
10.0	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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” See following pages.
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, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) See following pages.

5.0 Five-Year Plan

5.1 Mission

The mission of the Housing Authority of the City of Perth Amboy is to provide decent housing, suitable living environments and viable urban communities for economically disadvantaged families, and elderly and disabled persons without discrimination while promoting and enhancing their self-sufficiency and economic development.

5.2 Goals and Objectives

PHA Goal: Expand the supply of assisted housing - Build new units.

In conjunction with the demolition of Delaney Homes and the revitalization of other sites, Replacement Housing Factor grant finds and excess operating reserves will be used to leverage conventional financing, Low-Income Housing Tax Credits, Balanced Housing funds, Project-Based Vouchers, and other sources of financing to develop an assisted living facility for the elderly and disabled elderly and new rental and homeownership housing for families. Replacement Housing Factor grant funds will be leveraged by not less than 2 times the public housing investment to attract private and other investment.

PHA Goal: Improve the quality of assisted housing - Demolish or dispose of obsolete public housing.

Delaney Homes will be demolished and other sites elsewhere in the City of Perth Amboy, including the site of the former Middlesex County Vocational-Technical High School will be redeveloped and revitalized through a mixed finance development program

PHA Goal: Promote self-sufficiency and asset development of assisted households - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

A partnership will be developed with a service provider to provide assistance and services at the proposed housing facility for the elderly during the next 5 years.

PHA Goal: Increase assisted housing choices - Provide voucher mobility counseling.

100% of new participants in the Section 8 Voucher program will be counseled with regard to housing opportunities and locations available to them.

PHA Goal: Increase assisted housing choices - Provide homeownership opportunities to families.

Not less than 2 new participants will be attracted annually into the Section 8 Voucher Homeownership Program.

6.0 PHA Plan Update

(a) The following elements have been updated since the Housing Authority's last Annual PHA Plan submission:

- Financial Resources
- Fiscal Year Audit
- Capital Fund Program Annual Statement and Five-Year Action Plan

(b) The Housing Authority's Five-Year and Annual Plans are available for review by the public at the Authority's central office: 881 Amboy Avenue, Perth Amboy, New Jersey.

PHA Plan Elements

1. **Eligibility, Selection and Admissions Policies:** The Authority has modified its Admissions and Occupancy Policies for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan to comply with changes to federal housing statutes. As part of those changes, the Housing Authority has revised its preference system for both public housing and section 8 admissions. The federal preferences have been modified by the inclusion of a series of local preferences. Those changes will target assistance to meet the determined need, increase the number of working families in the programs, de-concentrate poverty and promote mixed income communities
2. **Financial Resources:** The Authority anticipates that it will have a total of approximately \$17,668,235 available to operate its various programs and activities during the next year. These funds will be from federal grants received during this year, unobligated funds from federal grants received in previous years, rental income and non-federal income sources.

Financial Resources:		
Sources	Planned Funds	
1. Federal Grants		
a) Public Housing Operating Fund	1,770,000	
b) Public Housing Capital Fund	1,200,000	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,863,000	
f) Resident Opportunity and Self-Sufficiency Grants	-	
g) Community Development Block Grant	-	
h) Family Self-Sufficiency Grant	180,000	
i) HOME	-	
Other Federal Grants (list below)	-	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FYs 2007-2008 Capital Grant Funds	2,277,585	
FYs 2007-2008 Replacement		
Housing Factor Grant Funds	374,850	
3. Public Housing Dwelling Rental Income		
Rental Income	1,688,000	
Laundry/Sales & Service	9,000	
4. Other income (list below)		
Fees for Service	120,000	
Antenna Revenue	140,000	
4. Non-federal sources (list below)		
Section 8 Administrative Fee Reserves	820,800	
Interest Income	100,000	
Portability Fees	125,000	
Total Resources	17,668,235	

3. **Rent Determination:** The Housing Authority either sets its public housing rents by at 30% of the adjusted income of the family with several deductions and income disregards to promote resident self-sufficiency or it allows residents to pay a flat rent which is set at the market value of the apartment. The Authority has established the payment standard to set the gross rents (payment to landlord plus utility allowances) for the section 8 programs at 100% of the Fair Market Rents (FMR) for the area. The Housing Authority has also established a \$50.00 minimum rent for both public housing and section 8 programs.

4. **Operations and Management:** The Authority owns, maintains and manages 361 conventional public housing units. It also manages 820 tenant based section 8 vouchers and 15 project-based vouchers, The Authority operates a Family Self-Sufficiency Program, a Welfare to Work Program and a Housing Voucher Homeownership Program.
5. **Grievance Procedures:** The Authority has established written grievance procedures for its public housing program, which have been incorporated in its Public Housing Admissions and Occupancy Policies. It has also established a written informal review process for its section 8 program that has been incorporated in its Section 8 Housing Assistance Payments Administrative Plan.
6. **Designation of Housing for Elderly and Disabled Families:** The Housing Authority does not plan to designate any of its developments for the exclusive occupancy of elderly households. It also has no plans to designate any of its development for the exclusive occupancy of disabled households.
7. **Community Service and Self-Sufficiency:** The Housing Authority operates a number of programs that are geared to providing supportive service and enhancing the self-sufficiency of its residents. It operates a Family Self-Sufficiency (FSS) program, a Welfare to Work Program, and a Voucher Homeownership Program that are available to both public housing and section 8 residents and are geared to promoting economic self-sufficiency.
8. **Safety and Crime Programs:** In conjunction with the Perth Amboy Police Department, the Housing Authority has conducted an assessment of crime and safety issues and has developed a series of activities geared to sustaining and improving the overall safety of public housing developments. In doing its modernization work, the Authority utilizes design features that have been proven to improve security and safety. The Authority also has targeted recreation and training programs to at risk youth. Most importantly, it has forged a cooperative relationship with the Perth Amboy Police Department to prevent crime in public housing. The development that is most affected is William A. Dunlap Homes.
9. **Pets:** Residents have the right to keep pets in accordance with HUD regulations at 24 CFR Part 960, Subpart G; New Jersey State Law; City of Perth Amboy applicable ordinances; and Perth Amboy Housing Authority policies. The Housing Authority's pet policies: set limits on the number and types of pets allowed; require residents to register pets, obtain a pet permit, pay a permit application fee (not required for elderly residents), and post a security deposit for potential damage; and set forth conditions for pet management and control.
10. **Civil Rights Certifications:** The civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. The Housing Authority examines its housing programs to identify any impediments to fair housing choice within those programs and addresses those impediments in a reasonable fashion in view of the resources available. The Housing Authority works with the City of Perth Amboy to implement the City's initiatives to affirmatively further fair housing and housing opportunities. The Housing Authority's PHA Annual Plan is consistent with the Consolidated Plan of the City of Perth Amboy.

11. **Fiscal Year Audit:** A fiscal audit for the Housing Authority's fiscal year ended March 31, 2009 was submitted to HUD. There were no findings as the result of that audit.
12. **Asset Management:** The Housing Authority assessed its entire portfolio of public housing properties and the market place. The results of that assessment form the basis for the long-term strategic planning decisions for the Authority. To comply with the Public Housing Operating Fund Rule, the Authority has established three asset management projects (AMPs) for project-based funding, accounting, budgeting, management and performance assessment. These are as follows:
 - NJ006000001, William A. Dunlap Homes AMP
 - NJ006004005, Stack Apartments-Hansen Apartments AMP
 - NJ006010011, Otlowski Gardens-Dzema Gardens-Sofield Gardens AMP
13. **Violence Against Women Act (VAWA):** The Housing Authority undertakes affirmative measures: to protect adult and child victims of domestic violence, dating violence, sexual assault or stalking, who are residents of public housing or assisted through the Section 8 Voucher program, from loss of tenancy or housing assistance; and to serve the needs of adult and child victims of domestic violence, dating violence, sexual assault or stalking.

The Housing Authority's Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan provide that adult and child victims of domestic violence, dating violence, sexual assault or stalking shall not be subject to eviction, loss of tenancy or occupancy rights, or termination of housing assistance, or otherwise penalized as a result of criminal activity directly relating to domestic violence, dating violence or stalking engaged in by a member of a tenant's household, or any guest or other person under the tenant's control if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence or stalking. The Housing Authority's Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan also provide for preference in admissions or selection for assistance to applicants displaced as a result of domestic violence.

The Housing Authority notifies all residents, recipients of Section 8 assistance, and applicants for public housing or Section 8 assistance of their rights under Public Law 109-162, including their right to confidentiality and the limits thereof. The Housing Authority notifies its staff members involved in the management of public housing and the Section 8 program, and property owners receiving Section 8 housing assistance payments of their rights and obligations under Public Law 109-162.

The Housing Authority refers residents, Section 8 participants, and applicants who are victims or threatened victims of domestic violence, dating violence, sexual assault or stalking to the Perth Amboy Police Department's Domestic Violence Response Team for counseling and other assistance.

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

As part of its Five-Year Plan, the Housing Authority seeks to expand the availability of assisted housing. The site of the former Middlesex County Vocational-Technical High School will be redeveloped into a new housing facility for the elderly and disabled through a mixed finance development program. Replacement Housing Factor grant funds and excess operating reserves will be used to leverage conventional financing, Low-Income Housing Tax Credits, Balanced Housing funds, Project-Based Vouchers, and other sources of financing for this development. Replacement Housing Factor grant funds will be leveraged by not less than 2 times the public housing investment to attract private and other investment.

The current plans for the redevelopment of Delaney Homes include the demolition of the existing units, and the Housing Authority has received authority from HUD to demolish Delaney Homes.

The Housing Authority does not intend to convert any of its conventional public housing developments to tenant based vouchers.

The Housing Authority presently has developed a homeownership program in conjunction with its Section 8 Family Self-Sufficiency Program. It hopes to have placed additional qualified families into homeownership by the end of FY 2010.

8.0 Capital Improvements

The Authority has established the capital needs that it intends to address during this year and in subsequent years. These needs are detailed in the Annual Statement for the Federal Fiscal Year 2010 Capital Fund Program Grant NJ39-P005-50110; the Performance and Evaluation Reports for the FFYs 2007-2009 CFP Grants NJ39-P006-50107, -50108 and 50109; the Performance and Evaluation Report for the FFY 2009 Stimulus Formula CFP Grant Number NJ39-S006-50109; and the CFP Five-Year Action Plan for FFYs 2010-2014, which are attached to this PHA Annual Plan. The Authority has \$2,277,585 of unobligated funds from previous Capital Fund Program grants (as of 9/30/2009) and anticipates an additional \$1,200,000 of CFP funds in FY 2010. The Housing Authority will use these funds for various capital and management improvements at the following developments:

- William A. Dunlap Homes AMP, NJ 006000001
- Richard F. Stack Apartments- Wesley T. Hansen Apartments AMP, NJ 006004005
- George J. Otlowski Sr. Gardens-Douglas G. Dzema Gardens- John E. Sofield Gardens AMP, NJ006010011

A portion of the CFP funds must be used for debt service for bond financing provided through the Capital Fund Financing Program, New Jersey Housing and Mortgage Finance Agency CFP Revenue Bonds 2004 Series A. The bond proceeds and interest were used from 2005 through 2008 to accelerate the modernization of Dunlap Homes, Stack Apartments and Hansen Apartments. This program was completed and closed out in the previous fiscal year.

9.0 Housing Needs.

Housing Needs of Families in the City of Perth Amboy

Based upon the information contained in the Consolidated Plan of the City of Perth Amboy, the following table shows the estimated number of renter families that have housing needs and the factors affecting housing needs. The factor affecting the housing needs for each family type are rated on a scale from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”

Housing Needs of Families in the City of Perth Amboy							
Family Type	Total Renter Families	Need Factor: Affordability	Need Factor: Supply	Need Factor: Housing Quality	Need Factor: Accessibility	Need Factor: Unit Size	Need Factor: Location
Income <= 30% of AMI	2,105	5	4	3	5	5	1
Income >30% but <=50% of AMI	1,240	4	3	3	5	4	1
Income >50% but <80% of AMI	418	3	3	3	5	3	1
Elderly	800	4	2	2	5	1	1
Families with Disabilities	N/A	4	5	3	5	3	1
AI Minorities	N/A	4	3	3	5	4	1

The tables on the following pages show the housing needs of families on the Housing Authority’s Public Housing and Section 8 waiting lists.

Housing Needs of Families on the Public Housing Waiting List

	Number of families	% of total families	Annual Turnover
Waiting list total	2,910		
Extremely low income <=30% AMI	2,477	85%	
Very low income (>30% but <=50% AMI)	385	13%	
Low income (>50% but <80% AMI)	37	1%	
Families with children	1,650	57%	
Elderly families	458	16%	
Families with Disabilities	733	25%	
White	2,344	81%	
Black/ African American	538	18%	
American Indian	2	>1%	
Asian	14	>1%	
Multi-Racial	12	>1%	
Hispanic	1,897	65%	
Characteristics by Bedroom Size			
0BR	0	0%	
1 BR	1,230	42%	
2 BR	1,027	35%	
3 BR	582	20%	
4 BR	67	2%	
5 BR	4	>1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Family closed since 06/2007; Elderly/Disabled open) If yes: How long has it been closed (# of months)? 28 (as of 10/2009) Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes: Elderly families			

Housing Needs of Families on the Section 8 Waiting List

	Number of families	% of total families	Annual Turnover
Waiting list total	2,515		
Extremely low income <=30% AMI	2,125	84%	
Very low income (>30% but <=50% AMI)	349	14%	
Low income (>50% but <80% AMI)	32	1%	
Families with children	1,616	64%	
Elderly families	260	10%	
Families with Disabilities	488	19%	
White	1,987	79%	
Black/ African American	508	20%	
American Indian	2	>1%	
Asian	9	>1%	
Multi-Racial	9	>1%	
Hispanic	1,574	63%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 28 (as of 10/2009)

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Strategies for Addressing Housing Needs

The Housing Authority will take the following actions to address housing needs:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations.
- Affirmatively market to local non-profit agencies that assist the elderly and families with disabilities.
- Apply for additional section 8 vouchers, including special-purpose vouchers targeted to the elderly or families with disabilities and project-based vouchers, should they become available.
- Seek replacement of public housing units lost to the inventory and leverage other affordable housing resources through mixed finance development.
- Convert a number of existing tenant-based vouchers to project-based vouchers and target these to leverage the development of an enhanced living housing facility for low-income elderly residents.

10.0 Additional Information

(a) Progress in Meeting Mission and Goals.

(b) Significant Amendment and Substantial Deviation/Modification. A “significant amendment” to or “substantial deviation” from the PHA Plans shall consist of any of the following actions:

- A major change to the Housing Authority’s Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan.
- The addition of a non-emergency item to the Housing Authority’s Capital Fund program Five-Year Action Plan.
- Any change in the status of a public housing development with regard to planned demolition or disposition, homeownership programs, or conversion of public housing.
- The undertaking of new development or redevelopment activities not in the PHA Five-Year Plan.

(c) The Housing Authority of the City of Perth Amboy is not subject to any memorandum of agreement with HUD or any plan to improve performance.

11.0 Required Submission for HUD Field Office Review

The following documents are attached to this PHA Annual 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
- (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions
- (d) Form SF-LLL, Disclosure of Lobbying Activities
- (e) Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
- (f) Resident Advisory Board (RAB) and other comments received during the public advisory process.
- (g) Form HUD-50075.1, Capital Fund Program Annual Statement for FY 2010 grant
- (h) Forms HUD-50075.1, CFP Performance and Evaluation Reports for FYs 2007-2009 grants
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan for FYs 2010-2014

The Housing Authority undertook no lobbying activities in connection with this PHA Annual Plan submission. The form SF-LLL, Disclosure of Lobbying Activities Continuation Sheet is not attached.

No elements of this PHA Annual Plan have been challenged.

Report on the Public Advisory Process

To develop the PHA Five-Year Plan for the fiscal years 2010 to 2014, the PHA Annual Plan for the fiscal year April 1, 2010 to March 31, 2011 and to update the Capital Fund Program Five-Year Plan, the Housing Authority convened its planning group, which included Housing Authority Commissioners, staff members, representatives from City agencies, and resident representatives from each of our public housing developments and from the Section 8 Certificate and Voucher programs. The members of the planning group were as follows:

Housing Authority Commissioners

E. Dorothy Carty-Daniel, Chairperson
Fernando A. Gonzalez, Commissioner

City of Perth Amboy

Michael Keller, Director, Office of Economic & Community Development
Robert McCoy, Urban Enterprise Zone Coordinator

Perth Amboy Redevelopment Agency

Helga Van Eckert, Executive Director

Dunlap Homes AMP Resident Representatives

Diane Moulton
Lourdes Muniz
Marciana Rivera

Otlowski Gardens - Dzema Gardens- Sofield Gardens AMP Resident Representatives

Gregorio Rios

Stack Apartments – Hansen Apartments AMP Resident Representatives

Viembenida Adorno
Dolores Cabassa
Richard Cavallero
Ana Figueroa
Corrine Spencer

Section 8 Program Resident Representatives

Vilma Gordon

Housing Authority Staff

Douglas G. Dzema, Executive Director
William Nalle, Director of Redevelopment

The Planning group met on October 29, 2009 to develop the draft plans. The agenda for this meeting was as follows:

I. PHA Planning Process and Schedule

II. Public Housing Policies

Non-Smoking Policy

III. Redevelopment

Status of Development of a Senior Enhanced Living Facility
at the former Middlesex County Vocational –Technical School Site
Status of Delaney Homes

IV. Section 8 Housing Choice Voucher Program

V. Capital Fund Program

Status of Current Grants
2010 Capital Fund Program (CFP) Annual Statement
CFP Five-Year Plan 2010-2014

The draft plans developed by the Planning Group were made available to residents and other interested parties for review following the meeting. The plans and related documents were available for inspection at the Authority's main administrative office.

Notice of a public hearing to be held December 29, 2009 was published in a newspaper of general circulation, the Woodbridge Home News-Tribune not later than 45 days prior to the date of the hearing.

No comments on the draft plans were received.

Part I: Summary		
PHA Name: Housing Authority of the City of Perth Amboy	Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010

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	Revision	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	20,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	120,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000			
10	1460 Dwelling Structures	544,763.91			
11	1465.1 Dwelling Equipment—Nonexpendable	80,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	40,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P060-50110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
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:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revision 1	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	214,236.09			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,200,000			
21	Amount of line 20 Related to LBP Activities	15,000			
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	83,000			
Signature of Executive Director: Date: January 13, 2010			Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P0065010 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision 1	Funds Obligated ²	Funds Expended ²	
NJ006-000001	Architectural & Engineering Services	1430		20,000				
Dunlap Homes AMP	Steam & HW Piping	1450		20,000				
	Site Improvements	1450		100,000				
	LBP Abatement	1460		15,000				
	Boiler Repairs	1460		15,000				
	Kitchen Renovations	1460		346,763.91				
	Apt. Renovations	1460		50,000				
NJ006-004005	Architectural & Engineering Services	1430		6,000				
Stack Apts.-Hansen	Site Improvements	1450		20,000				
Apts AMP	Apt. Renovations	1460		60,000				
	Replace Trash Compactors	1465.1		80,000				
NJ006-010011	Architectural & Engineering Services	1430		5,000				
Otlowski-Dzema-	Site Improvements	1450		10,000				
Sofield Gardens	Apt. Renovations	1460		10,000				
AMP	Replace Storm Doors at Otlowski Gardens	1460		48,000				
PHA-Wide	Housing Authority Operations	1406		20,000				
Activities	Program Administration	1410		120,000				
	Replace Office Telephone System	1475		40,000				
	Debt Service	1501		214,236.09				

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 Program					
PHA Name				Federal FFY of Grant:	
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	
NJ006-000001 Dunlap Homes AMP	09/30/2012		09/30/2014		
NJ006-004005 Stack Apts.-Hansen Apts AMP	09/30/2012		09/30/2014		
NJ006-010011 Otlowski-Dzema- Sofield Gardens AMP	09/30/2012		09/30/2014		
PHA-Wide Activities	09/30/2012		09/30/2014		

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

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

PHA Name: Housing Authority of the City of Perth Amboy	Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:10/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	52,000	20,000	20,000	0
	Management Improvements Hard Costs				
4	1410 Administration	90,000	120,000	120,168	120,168
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000	12,000	50,765	27,525.37
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	50,000	6,350	8,260.45
10	1460 Dwelling Structures	783,028	785,028	793,333	717,127.36
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Debt Service	214,654	214,654	214,653.62	214,653.62
	Amount of Annual Grant: (sum of lines 1-20)	1,201,682	1,201,682	1,201,682	1,087,734.80
	Amount of line XX Related to LBP Activities	30,000	30,000		
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs	40,000	20,000		
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	649,346	649,346		
	Collateralization Expenses or Debt Service	214,654	214,654	214,653.62	214,653.62

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

PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision #1	Obligated	Expended	
PHA-Wide	Security Guards	1408		40,000	0			
Management	Resident Business Development Program	1408		6,000	0			
Improvements	PHA Staff Training	1408		6,000	0			
PHA-Wide	Nontechnical Salaries	1410.1		15,000	0			
Administration	Technical Salaries	1410.2		55,000	0			
	Legal Expense	1410.4		2,000	0			
	Employee Benefit Contributions	1410.9		15,000	0			
	Printing Costs	1410.12		1,000	0			
	Advertising Costs	1410.19		2,000	0			
	Capital Fund Program Management Fee	1410		0	120,000	120,168	120,168	
PHA-Wide	Apartment Renovations	1460		114,682	0	0	0	
Physical Improvements	Boiler Repairs	1460		12,346	0	0	0	
Debt Service				214,654	214,654	214,654	0	

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

PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original		Obligated	Expended	
NJ 6-1	A/E Services	1430		12,000	12,000	27,950	12,7335.37	
Dunlap Homes	Replace Steam and Hot Water Piping	1450		35,000	35,000	0	0	
	Site Improvements	1450		15,000	15,000	7,810.45	7,810.45	
	Lead-Based Paint Abatement	1460		30,000	30,000	4,437.80	4,437.80	
	Window Replacement and Façade Restoration	1460		140,000	140,000	197,000	123,583.90	
	Building "J"							
	Replace Central Boiler Plant with Separate Building Boilers and Hot Water Heaters	1460		450,000	450,000	546,255.66	546,255.66	
	Boiler Repairs	1460		0	12,346	0	0	
	Apartment Renovations	1460		0	58,341	0	0	
NJ 6-4	A/E Services	1430				21,615	13,590	
Stack Apartments	Replace Apartment Entry Doors	1460		36,000	36,000	42,850	42,850	
	Apartment Renovations	1460			19,836	0	0	
NJ 6-5	Security Guards	1408		0	20,000	20,000	0	
Hansen Apartments	A/E Services for Parking Lot	1430		0	0	1,200	1,200	
	Parking Lot Coring	1450			0	450	450	
	Apartment Renovations	1460			38,505	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program No: NJ39-P006-50107 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Management Improvements	09/12/2009			09/12/2011			
PHA-Wide Physical Improvements	09/12/2009			09/12/2011			
NJ 6-1 Dunlap Homes	09/12/2009			09/12/2011			
NJ 6-4 Stack Apartments	09/12/2009			09/12/2011			

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

PHA Name: Housing Authority of the City of Perth Amboy	Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 10/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	119,743		119,742.99	119,742.99
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000		71,705	34,941.29
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	804,054		597,963.50	469,095.71
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Debt Service	211,636		211,636	106,322.66
	Amount of Annual Grant: (sum of lines 1-20)	1,197,433		1,007,027.50	730,102.65
	Amount of line XX Related to LBP Activities	30,000		0	0
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -Soft Costs	0		0	0
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	0		0	0
	Collateralization Expenses or Debt Service	211,636		211,636.01	211,636.01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P006-50108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original		Obligated	Expended	
NJ 6-1	A/E Services	1430		12,000		61,155	27,431.29	
Dunlap Homes	Replace Steam and Hot Water Piping	1450		35,000		0	0	
	Site Improvements	1450		15,000		0	0	
	Lead-Based Paint Abatement	1460		30,000		5,980	5,980	
	Boiler Repairs	1460		12,054		1,075.50	1,075.50	
	Apartment Renovations	1460		60,000		0	0	
	Replace Central Boiler Plant with Separate Building Boilers and Hot Water Heaters	1460		522,000		522,000	457,360.21	
NJ 6-4	A/E Services	1430		0		10,550	7,510	
Stack Apartments	Replace Apartment Electric Panels	1460		34,000		24,888	4,680	
	Apartment Renovations	1460		20,000				
NJ 6-5	Replace Apartment Electric Panels	1460		66,000		50,000	0	
Hansen Apartments	Apartment Renovations	1460		40,000		0	0	
	Security Guards	1408		20,000		0	0	
							0	
PHA-Wide	Administrative Fee	1410		119,743		119,743	119,743	
Debt Service				211,636		211,636	106,322.66	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number: Housing Authority of the City of Perth Amboy NJ006		Locality (City/County & State) Perth Amboy, Middlesex County, New Jersey			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name (See next page)	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY:2012	Work Statement for Year 4 FFY:2013	Work Statement for Year 5 FFY: 2014
B.	Physical Improvements	Annual Statement	845,000	844,000	844,000	845,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		120,000	120,000	120,000	120,000
F.	Other					
G.	Operations		20,000	20,000	20,000	20,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		215,000	216,000	216,000	215,000
K.	Total CFP Funds		1,200,000	1,200,000	1,200,000	1,200,000
L.	Total Non-CFP Funds					
M.	Grand Total		1,200,000	1,200,000	1,200,000	1,200,000

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number Housing Authority of the City of Perth Amboy NJ006		Locality (City/county & State) Perth Amboy, Middlesex County, New Jersey			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
		Annual Statemen t				
	NJ006-000001					
	Dunlap Homes AMP					
	Physical Improvements		745,000	744,000	744,000	685,000
	NJ006-004005					
	Stack Apartments-Hansen Apartments AMP					
	Physical Improvements		80,000	80,000	80,000	140,000
	NJ006-010011					
	Otowski-Dzema-Sofield Gardens AMP					
	Physical Improvements		20,000	20,000	20,000	20,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FF: 2011			Work Statement for Year 3 FFY:2012		
	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	NJ006-000001/			NJ006-000001/		
Annual Statement	Dunlap Homes AMP			Dunlap Homes AMP		
	Steam & HW Piping		20,000	Steam & HW Piping		20,000
	Site Improvements		100,000	Site Improvements		100,000
	LBP Abatement		15,000	LBP Abatement		15,000
	Boiler Repairs		15,000	Boiler Repairs		15,000
	Heating System Mod L-M-N		545,000	Heating System Mod H-J-K		544,000
	Apt. Renovations		50,000	Apt. Renovations		50,000
	NJ006004005/			NJ006004005/		
	Hansen Apartments - Stack Apartments AMP			Hansen Apartments - Stack Apartments AMP		
	Site Improvements		20,000	Site Improvements		20,000
	Apt. Renovations		60,000	Apt. Renovations		60,000
	NJ006010011/			NJ006010011/		
	Otlowski-Dzema-Sofield Gardens AMP			Otlowski-Dzema-Sofield Gardens AMP		
	Site Improvements		10,000	Site Improvements		10,000
	Apt. Renovations		10,000	Apt. Renovations		10,000
	Subtotal of Estimated Cost		\$845,000	Subtotal of Estimated Cost		\$844,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY: 2009	Work Statement for Year 4 FFY: 2013			Work Statement for Year 5 FFY:2014		
	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	NJ006-000001/			NJ006-000001/		
Annual Statement	Dunlap Homes AMP			Dunlap Homes AMP		
	Steam & HW Piping		20,000	Site Improvements		100,000
	Site Improvements		100,000	LBP Abatement		15,000
	Boiler Repairs		15,000	Bathroom Renovations		520,000
	LBP Abatement		15,000	Apt. Renovations		50,000
	Heating System Mod F-G-V		544,000			
	Apt. Renovations		50,000	NJ006004005/		
				Hansen Apartments -		
	NJ006004005/			Stack Apartments AMP		
	Hansen Apartments -			Site Improvements		20,000
	Stack Apartments AMP			Apt. Renovations		60,000
	Site Improvements		20,000	Replace Roof Fencing		20,000
	Apt. Renovations		60,000	Replace Emergency Call Syst.		40,000
	NJ006010011/			NJ006010011/		
	Otlowski-Dzema-Sofield			Otlowski-Dzema-Sofield		
	Gardens AMP			Gardens AMP		
	Site Improvements		10,000	Site Improvements		10,000
	Apt. Renovations		10,000	Apt. Renovations		10,000
	Subtotal of Estimated Cost		\$844,000	Subtotal of Estimated Cost		\$845,000

