

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: <u>LODI HOUSING AUTHORITY</u> PHA Code: <u>NJ011</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>220</u> Number of HCV units: <u>477</u>																										
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"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
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: We, at the Lodi Housing, are dedicated to providing our community with decent, safe, sanitary housing and suitable living environment. We are committed to reducing the concentration of poverty in public housing. We seek to expand economic opportunities to all residents and increase the opportunities to all residents and increase the opportunities of housing choices by forming creative partnership with public and private collaborators.																										
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. In an effort to accomplish our mission, we have set goals and objectives that represent the essence of the LHA's efforts to assure our mission is attained. We shall continue to collaborate with both public and private entities to promote our common goals and objectives of reducing the concentration of poverty in housing, provide quality affordable housing that's decent, safe, well-maintained and free from drugs and violent crime. We shall also continue working in partnership with individuals and organizations to provide housing, education, and employment opportunities for low income families to become self-sufficient and improve their quality of life. Increase the availability of decent, safe and affordable housing by applying for additional Section 8 HCV, reduce public housing vacancies, acquire property to build additional units and/or developments. Make modifications to dwelling units to make them fully accessible in accordance with the Uniform Federal Accessibility Standards (UFAS). We are presently researching the pros/cons of the new Section 8 Homeownership Program. Our goal/mission is to increase the opportunities for affordable housing and the new Section 8 Homeownership Program appears to be a new vehicle in providing such an opportunity. The new Section 8 Homeownership Program would provide participants with the opportunity to choose between leasing a unit or buying a home. The Vouchers would provide mortgage subsidies for eligible families.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None of the PHA elements have been revised since the 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. Copy of our PHA Plan with a complete list of PHA Plan elements are available at the LHA Administrative Office located at 50 Brookside Avenue, 2nd Floor, Lodi, NJ 07644 – Monday-Friday 8:30 AM to 4:00 PM																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> NOT APPLICABLE																										
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 style="text-align: center;">CFP TABLES ARE UPLOADED WITH PHA PLAN AS AN ATTACHMENT</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 style="text-align: center;">FIVE-YEAR ACTION PLAN IS UPLOADED WITH PHA PLAN AS AN ATTACHMENT</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p style="text-align: center;">NOT APPLICABLE</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> <p>Based on information provided by the Consolidated Plan, information provided by HUD, our waiting lists, and the SOCDS Census Data Output for the Borough of Lodi. We have made reasonable effort in identifying the housing needs of the low income, very low income, and extremely low income families who reside in the jurisdiction which we serve including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the Public Housing and Section 8 Tenant-Based Assistance waiting lists. We have identified the following:</p> <ul style="list-style-type: none"> • Ensure equal access to assisted housing and provide a suitable living environment; • Acquire property to build units/new development; • Apply for additional Section 8 HCVs; • Development of units and/or conversion of units for persons with special needs, particularly physically disabled, developmentally/mentally challenged; • Research various avenues in which to refer families seeking assistance whom we cannot immediately serve; • Continue providing ongoing assistance to our existing Section 8 HCV families and Public Housing residents; • Research opportunities for homeownership through Section 8 Homeownership Program; • Research Low Income Tax Housing Credit Grant (LIHTC) Program; • Apply Neighborhood Stabilization Program Grants; • Leverage private or other public funds to create additional housing opportunities; and • Ensure equal opportunity and affirmatively further fair housing objectives.
9.1	<p>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.</p> <p>LHAs strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year are as follows:</p> <ul style="list-style-type: none"> • Additional affordable and/or subsidized units; • Use current infrastructure of services and facilities to direct location of new residential developments; • Provide educational resources and programs regarding affordable housing; • Development of additional senior citizen units; • Address the needs of elderly and disabled; • Support implementation of the Violence Against Women (VAWA) and Justice Department Reauthorization Act of 2005; • Assist in improving community quality of life and economic vitality; • Applied for funding under the ARRA 2009, CFRC Grant-Category 1 – addressing the needs of elderly and individuals with disabilities – not funded in 2010; • Applied for funding under the ARRA 2009, CFRC Grant-Category 4 – creation of energy efficient, green communities – install solar paneling for heating and electric – not funded in 2010; • Expand Section 8 HCV Program; • Continue to seek opportunities to leverage private or other public funds to create additional housing opportunities; • Maximize the number of affordable units available with LHAs current resources; • Continue providing ongoing assistance to our existing Section 8 HCV Program; and • Continue providing ongoing assistance to residents in our Public Housing Program.

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The most effective indicator in measuring our progress in carrying out our state mission and goals is to look at the results of our Public Housing Assessment Systems (PHAS) Score of 96% and our Section 8 Management Assessment Program (SEMAP) Score of 100% Certification of High Performer by the HUD Newark Office.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24CFR 903.21, the PHA may amend or modify its Annual or Five-Year Plan after submission to HUD. The PHA may modify, amend, or change any policies, rules, regulations, or other aspects of its Plan. Notice PIH 99-51 provided a working definition and local discretion to PHAs in defining the terms "significant amendment" and "substantial deviation/modification."</p> <p>LHA's definition of "significant amendment" and "substantial deviation/modification" would be:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan); • Change in the use of replacement reserve funds (if applicable) under the Capital Fund; and • Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.
------	---

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
------	--

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.

8.1 CAPITAL FUND TABLES START HERE

ALL CFP TABLES ARE UPLOADED WITH PHA PLAN AS ATTACHMENT

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

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

Population by Race/Ethnicity

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

Race/Ethnicity Groups as Percent of Total Population

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
White, Non-Hispanic	1980	83.7	92.1

	1990	75.9	83.4
	2000	64.9	67.9
Black, Non-Hispanic	1980	6.9	1.5
	1990	7.5	2.8
	2000	7.6	3.2
Other Races, Non-Hispanic	1980	2.4	1.9
	1990	5.3	5.0
	2000	10.2	10.9
Total Hispanic (All Races)	1980	7.0	4.5
	1990	11.3	8.8
	2000	17.3	18.0

Foreign Born Population

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

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

Poverty Rate (Percent)

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

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

Median Family Income in 2005 Dollars

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

Percent of Families in National Income Brackets

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

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

Median Household Income in 2005 Dollars

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

Percent of Households in National Income Brackets

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

Families with Children by Type of Family

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

Percent of Families with Children by Family Type

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

Total Population

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

Change in Total Population (Percent)

	Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
1970 to 1980	-4.8	-4.9

1980 to 1990	-1.1	-6.7
1990 to 2000	7.4	7.2
2000 to 2003	1.7	0.9
1970 to 2003		

Housing Units by Occupancy Status

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

Homeownership, Rental, and Vacancy Rates

		Bergen - Passaic, NJ PMSA	Suburban place of: Lodi borough, NJ
Owner Occupied	1970	62.7	48.8

as percent of All Occupied Units	1980	61.3	43.4
	1990	63.9	43.6
	2000	63.4	42.1
Renter Occupied as percent of All Occupied Units	1970	37.3	51.2
	1980	38.7	56.6
	1990	36.1	56.4
	2000	36.6	57.9
Vacant Units as Percent of All Units	1970	1.8	1.5
	1980	2.3	2.0
	1990	4.5	5.2
	2000	2.6	3.6

Name of Jurisdiction: Lodi borough, New		Source of Data: CHAS Data Book				Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	595	613	139	550	1,897	699	144	31	95	969	2,866
2. Household Income <=30% MFI	390	303	64	250	1,007	325	39	4	60	428	1,435
3. % with any housing problems	67.9	86.8	100.0	78.0	78.2	100.0	89.7	100.0	100.0	99.1	84.4
4. % Cost Burden >30%	67.9	85.5	100.0	74.0	76.8	100.0	89.7	100.0	100.0	99.1	83.4
5. % Cost Burden >50%	56.4	69.0	78.1	66.0	64.0	92.3	89.7	100.0	100.0	93.2	72.7
6. Household Income >30 to <=50% MFI	205	310	75	300	890	374	105	27	35	541	1,431
7. % with any housing problems	82.9	90.3	100.0	86.7	88.2	79.9	71.4	100.0	71.4	78.7	84.6
8. % Cost Burden	82.9	85.5	53.3	86.7	82.6	79.9	71.4	100.0	71.4	78.7	81.1

>30%											
9. % Cost Burden >50%	31.7	25.8	13.3	40.0	30.9	21.1	33.3	70.4	42.9	27.4	29.6
10. Household Income >50 to <=80% MFI	185	470	125	385	1,165	295	170	115	79	659	1,824
11.% with any housing problems	37.8	26.6	64.0	29.9	33.5	40.7	67.6	100.0	49.4	59.0	42.7
12.% Cost Burden >30%	37.8	17.0	8.0	29.9	23.6	40.7	67.6	82.6	49.4	56.0	35.3
13. % Cost Burden >50%	5.4	0.0	0.0	0.0	0.9	22.0	32.4	39.1	31.6	28.8	11.0
14. Household Income >80% MFI	150	1,290	174	858	2,472	465	1,372	344	190	2,371	4,843
15.% with any housing problems	6.7	6.6	51.7	4.4	9.0	23.7	27.1	34.6	26.3	27.5	18.0
16.% Cost Burden >30%	6.7	0.8	0.0	2.1	1.5	23.7	25.7	18.6	26.3	24.3	12.7
17. % Cost Burden >50%	0.0	0.0	0.0	0.0	0.0	5.4	3.6	0.0	13.2	4.2	2.0
18. Total Households	930	2,373	438	1,793	5,534	1,459	1,686	490	364	3,999	9,533
19. % with any housing problems	55.4	31.7	70.5	33.9	39.5	58.5	35.4	54.1	47.8	47.3	42.7
20. % Cost Burden >30	55.4	25.9	26.0	32.2	32.9	58.5	34.3	38.8	47.8	44.9	37.9
21. % Cost Burden >50	31.7	12.2	13.7	15.9	16.8	32.1	10.3	13.9	34.3	20.9	18.5

Definitions:

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

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

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

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

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

11.0 (f) Resident Advisory Board Comments:

NORTH MAIN STREET



SENIOR TENANT ASSOCIATION NORTH MAIN STREET COMMUNITY ROOM

NOTE: TENANT ASSOCIATION DISOLVED JUNE 2009

MASSEY STREET~RENNIE PLACE



SENIOR TENANT ASSOCIATION RENNIE PLACE COMMUNITY ROOM

March 17, 2010

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

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

At our Senior Citizen Tenant Association meeting which was held on March 15, 2010, the residents did not have any major suggestions or recommendations. They are happy with the improvements that have been made so far.

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

Very truly yours,

Genevieve Bobenko, President

De Vries Park



Tenants Association

March 12, 2010

TO: Thomas DeSomma, Executive Director

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

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

At our meeting held March 9, 2010, the following comments/recommendations were made by the tenants to the Board.

1. Request for 2nd a/c sleeve outside bedrooms on 2nd floor;

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

Sincerely,

Ceil Sconzo, President
Charissa Paulison, Vice President

RAB COMMENTS ADDRESSED:

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

COPY TO: Gary Luna, Deputy Director

FROM: Thomas DeSomma, Executive Director

DATE: March 19, 2010

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

In response to your 05/17/10 correspondence from the tenants of the Massey-Rennie Senior Citizen Complexes, as always, LHA appreciates your continuous interest and constructive suggestions.

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

COPY TO: Gary Luna, Deputy Director

FROM: Thomas DeSomma, Executive Director

DATE: March 19, 2010

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

In response to your 03/12/10 suggestions/recommendation from the tenants of the De Vries Park Family Complex, please be advised that due to budgetary constraints the following requests cannot be addressed at this time:

1. Request for 2nd a/c sleeve on the 2nd floor;

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

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

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

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

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

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

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

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

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval:	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ39P01150108	
Type of Grant		Revised Annual Statement (revision no: 1 - REVISED 04/19/10)	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	203,761.	203,761.
3	1408 Management Improvements	30,000.	30,000.
4	1410 Administration (may not exceed 10% of line 21)	10,000.	10,000.
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	40,000.	40,000.
11	1465.1 Dwelling Equipment—Nonexpendable		29,208.96
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		

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

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

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

Part I: Summary		FFY of Grant: 2008				
PHA Name:	Grant Type and Number	FFY of Grant Approval:				
LODI HOUSING AUTHORITY	Capital Fund Program Grant No: NJ39P01150108					
	Replacement Housing Factor Grant No:					
	Date of CFFP:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 - REVISED 04/19/10) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	283,761.		283,761.	252,969.96	
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					
Signature of Executive Director		Signature of Public Housing Director		Date		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of 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		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
LODI HOUSING AUTHORITY		NJ39S01150109 - ARRA			
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Revised Annual Statement (revision no: 2 - REVISED 06/24/10)			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	37,959.	27,440.21	20,148.	
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.	25,720.	25,060.	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	291,226.	306,024.79	274,087.52	
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				

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

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

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

Part I: Summary		FFY of Grant: 2009		FFY of Grant Approval:	
PHA Name:		Grant Type and Number		Revised Annual Statement (revision no: 2 - REVISED 06/24/10)	
LODI HOUSING AUTHORITY		Capital Fund Program Grant No: NJ39S01150109-ARRA		Final Performance and Evaluation Report	
Type of Grant		Reserve for Disasters/Emergencies		Total Actual Cost ¹	
Original Annual Statement		Performance and Evaluation Report for Period Ending:		Expended	
Performance and Evaluation Report for Period Ending:		Summary by Development Account		Total Actual Cost ¹	
Line	Description	Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	359,185.		359,185.	319,295.52
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				
Signature of Executive Director		Signature of Public Housing Director		Date	

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

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name:	Grant Type and Number		
LODI HOUSING AUTHORITY	Capital Fund Program Grant No: NJ39P01150109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	Reserve for Disasters/Emergencies		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Final Performance and Evaluation Report		
<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 Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	200,000.	185,000.
3	1408 Management Improvements	15,000.	10,000.
4	1410 Administration (may not exceed 10% of line 21)	10,000.	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		7,000.
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	50,849	6,000.
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		

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

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: LODI HOUSING AUTHORITY		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: NJ39P01150109 Replacement Housing Factor Grant No: Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	282,849.	189,502.
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		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

Part II: Supporting Pages		Federal FFY of Grant: 2009					
PHA Name:		Grant Type and Number					
LODI HOUSING AUTHORITY		Capital Fund Program Grant No: NJ39F01150109					
		CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
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
NJ011-1-2-3	OPERATIONS	1406		185,000.	200,000.	200,000.	185,000.
"	ADDITIONAL SECURITY, TRAINING, UPDATE COMPUTERS, SOFTWARE/ HARDWARE, CCTV UPDATE	1408		20,000.	15,000.	10,000.	4,502.
"	RESIDENT COUNCIL, EMPLOYEE BENEFITS, TRAINING	1410		15,000.	10,000.		
"	A&E - TO DEVELOP PLANS & SPECS, ENERGY AUDITS, UPDATE PHYSICAL NEEDS, ETC.	1430		7,000.		7,000.	
"	REPAIR/REPLACE APT. ENTRANCE STEPS/PLATFORMS & RELATED CONCRETE WORK, INFESTATION TREATMENT, SEWER CLEANOUT, REPAIR/REPLACE FLOOD PUMPS AND BOILER BURNER PUMPS AND INSULATION, WINDOW REPLACEMENT, HEAT PIPING REPAIR, PURCHASE ENERGY EFFICIENT ITEMS	1460		55,849.	50,849.	6,000.	

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		Grant Type and Number	FFY of Grant: 2010
PHA Name:		Capital Fund Program Grant No:	FFY of Grant Approval:
LODI HOUSING AUTHORITY		NJ39P01150110	
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance by Development Account			
Line	Summary by Development Account	Original	Total Actual Cost ¹
			Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	185,000.	
3	1408 Management Improvements	10,000.	
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	85,198.	
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		
		Total Estimated Cost	Obligated
		Revised ²	

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

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

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

Part I: Summary		FFY of Grant: 2010	
PHA Name: LODI HOUSING AUTHORITY		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: NJ39P01150110 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	280,198	
21	Amount of line 20 Related to LRP 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		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

