

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Paterson</u> PHA Code: <u>NJ 21</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>04/01/10</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1647</u> Number of HCV units: <u>1166</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH      HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <u>PLEASE SEE ATTACHMENT A</u>				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <u>SEE ATTACHMENT</u>				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <u>SEE ATTACHMENT</u>				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) 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.  <u>SEE ATTACHMENT</u>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <u>SEE ATTACHMENT</u>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <u>SEE ATTACHMENT</u>				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  <u>SEE ATTACHMENT</u></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  <u>SEE ATTACHMENT</u></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.  <u>SEE ATTACHMENT</u></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”  <u>SEE ATTACHMENT</u></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

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

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

## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

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

#### PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

**8.2 Capital Fund Program Five-Year Action Plan**

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

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

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

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

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

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

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

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

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

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

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

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

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# PHA Plans

**Housing Authority of the City of Paterson**

**NJ 21**

5 Year Plan for Fiscal Years 2010 -2014

Annual Plan for Fiscal Year 2010

**Irma Gorham**  
**Executive Director**

# Housing Authority of the City of Paterson

## Annual Plan

### Executive Summary:

Federal law requires the Paterson Housing Authority (PHA) to develop, with input from public housing residents, Section 8 participants, elected officials and the public, a plan setting forth the long term goals over a five year period and major initiatives for the coming year.

The Agency Plan for FY 2010 is available for public review at the Paterson Housing Authority's Central Office, at each development's management office as well as the main public library on Broadway. The PHA has also provided a copy of the Draft Agency Plan to each public housing Resident Association.

The PHA will hold two Resident Advisory Meetings (RAB) in October 2009 at the Central Office on October 6 at 6:00 PM and October 14, at 10:00 AM to review the draft documents and solicit final comments. Written comments on the draft plan are accepted through the post office box during the 45 day review period from October 21, 2009 to December 4, 2009.

Adoption of the Final Plan took place at the regularly scheduled Board Meeting on December 15, 2009 and forwarded to HUD immediately thereafter.

The PHA's priorities for the coming year include preserving and expanding public housing stock, leveraging funds for public/private partnership housing development, improving customer services and quality of life for Paterson residents through operational efficiencies and promote greening initiatives.

**Housing Authority of the City of Paterson**  
**5-YEAR PLAN**

**PHA FISCAL YEARS 2010 - 2014**

[24 CFR Part 903.5]

**5.0. Mission**

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships, particularly with faith-based and community organizations that leverage resources and improve HUD's ability to be effective on the community level.

**B. Goals**

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing
  - Objectives:
    - Apply for additional rental vouchers:
    - Reduce public housing vacancies:
    - Leverage private or other public funds to create additional housing opportunities:
    - Acquire or build units or developments
    - Other: Using Project Based Section 8 to support additional housing.  
Collaborate with community partners to develop transitional housing.  
Leverage funding to develop housing for the special needs population.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) **83**
- Improve voucher management: (SEMAP score) **70**
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: through public housing financing, asset management, voucher expansion and oversight.
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: Alexander Hamilton Development and Riverside Terrace Development
- Pursue a variety of funding opportunities to develop family, grandparent as parents and special needs housing
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: Continue to implement the Asset Management System

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords.
- Implement voucher homeownership program.
- Increase administration of special voucher programs including HOPWA & VASH.



- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly and/or families with disabilities.
- Provide opportunities for the youth to engage in positive experiences that help to develop better interpersonal relationship skills, career building opportunities, self esteem building and social skills
- Develop partnership with County, City, non profits and faith based agencies to encourage collaborating with the PHA in offering residents a comprehensive array of services to achieve independent life skills development and economic independence.
- Increase homeownership counseling for first time homebuyers.
- Increase foreclosure counseling and remediation.
- Undertake a strategy to implement a move to work program.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

**Other PHA Goals and Objectives: (list below)**

- Continue to work cooperatively with the Mayor's Office, Paterson Police and Passaic County Sheriff's Office to provide addition security measurers for all developments.
- Remotely monitor security cameras at each of the developments from the PHA's Central Office.
- Continue to encourage the participation in the volunteer resident patrols.
- Continue to improve the public perception of the Housing Authority as a public agency.
- Continue to interact with State, County, Local, Faith Based and non profit organizations to collaborate on programs that affect the lives of public housing residents.
- Continue to provide evening PBA security patrols for the six senior developments and one family development.
- Work with the Mayor's office and other city agencies to promote housing opportunities.
- Continue to develop advocacy and support of community, charitable organizations and government agencies for resident benefit by implementing a public speaking program.
- Motivate residents to improve their family circumstances according to their own individual abilities by offering a variety of enrichment programs.
- Continue to provide support programs to elderly residents to help them continue to live independently.
- Circulate a PHA newsletter to residents, community partners and government agencies.
- Maintain a 5 Year Affordable Housing Strategic Plan to mirror the City of Paterson's Redevelopment Plan.
- Develop informational workshops to improve business relationships with landlords, vendors, contractors, etc.

- Administer the City of Paterson's Department of Community Development Housing Choice Voucher Program.
- Administer the City of Paterson Housing Opportunities for People with Aids (HOPWA) (54) Voucher Program
- Administer the Veterans Supported Housing (VASH) (35 Voucher Program).



**Housing Authority of the City of Paterson  
Annual Plan  
HUD 50075**

**6.0 PHA Plan Elements**

**1. ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES, INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES (BOTH PUBLIC HOUSING AND SECTION 8)**

**Public Housing**

The PHA verifies eligibility for admission to public housing when families submit their application with proper documentation. Included in the admission process are the screening for criminal and/or drug -related activities, rental history review, life time sexual offender and housekeeping review.

The PHA wait list is community wide. There are currently 742 applicants on the wait list. The wait list has been closed for 108 months.

Applicants are offered one choice of unit assignment before they fall to the bottom of or are removed from the waiting list.

Admission procedures are identified in the PHA Admission and Continued Occupancy Policy

The PHA's performed an analysis of its family development to determine concentrations of poverty and the need to promote de-concentration of poverty.

Admission Preferences: Residents who live and/or work in the City of Paterson, Displaced by Government Action, Households who head, spouse or sole member is elderly or a disabled person, Victim of Domestic Violence

**Section 8**

The PHA verifies eligibility for admission to public housing when families submit their application with proper documentation. Included in the admission process are the screening for criminal and/or drug -related activities,

The Section 8 wait list is established through a lottery system. There are currently 43 applicants on the wait list. The list has been closed for 69 months. The Authority anticipates opening the wait list this year and also will create a Section 8 Senior Wait List for 55+ no children for new developments designed for that population.

Admission procedures are outlined in the PHA's Section 8 Admission Policy.

Section 8 extensions are given on standard 60-day period to search for a unit if there has been difficulty in locating an apartment due to a tight housing market; family illness or lead abatement.

In addition the Housing Authority will be administering 35 VASH vouchers working collaboratively with the Veteran Affairs Administration.

**Preferences**

One Preference: Residents who live and/or work in the City of Paterson.

**6.2 FINANCIAL RESOURCES**

Statement of Financial Resources:

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	3,689,146	3,689,146
b) Public Housing Capital Fund	2,787,682	2,787,682
c) HOPE VI Revitalization	-0-	-0-
HOPE VI Demolition	-0-	-0-
d) Annual Contributions for Section 8 Tenant-Based Assistance	11,178,986	11,178,986
e) Resident Opportunity and Self-Sufficiency Grants	227,548	227,548
f) Community Development Block Grant		
HOME (CITY OF PATERSON –CHC & Foreclosure)	100,000	100,000
Other Federal Grants (list below)		
HUD-VASH Program	283,992	283,992
CHC Grant	72,875	72,875
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2009 ARRA	3,153,785	3,153,785
2006 – 2009 CFP	2,602,628	2,602,628
2001 – 2009 RHF	3,179,761	3,179,761
2007 Family ROSS	83,091	83,091
<b>3. Public Housing Dwelling Rental Income</b>	3,172,920	3,172,920

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Other income</b> (list below)		
Non-Dwelling Income & Excess Utilities	253,437	253,437
DCD Section8 -Management & Bookkeeping Fees	300,708	300,708
HACP Section 8 –Administrative Fees	972,744	972,744
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	<b>32,059,303</b>	<b>32,059,303</b>

The Housing Authority’s public housing rent determination is at 30% of AMI as stated in the Admission and Continued Occupancy Policy.

The adopted payment standard for Section 8 participants, effective 10/01/09 is 91% of Fair Market Rents

The Flat Rent Policy for PHA Public Housing Units is 65% of Fair Market Rent by bedroom size.

#### **6.4 OPERATION AND MANAGEMENT**

1) Public Housing Maintenance and Management: (list below):

- Admissions & Continued /Occupancy Policy
- Lease
- Grievance Policy
- Pet Policy
- EIV Usage Policy
- Sexual offenders Policy
- Domestic Violence Policy
- Blood Borne Disease Policy
- Hazardous materials
- Natural Disaster Policy
- Community Space Policy
- Maintenance Repair Charge Policy
- Key Policy
- Public Housing HUD Handbook
- Safety Policy
- Fire Policy
- Air Conditioner Policy
- Night Emergency Procedure

- Elevator Maintenance and PM Contractor Specifications
- Pest Control/Extermination Contractor Specifications
- Once a month Safety Committee Meetings with Managers and Assistant Managers
- Security Plan by AMP
- Maintenance Plan by AMP
- JIF/MEL Housing Insurance conduct approximately 15 workshops on safety, accident investigation, personnel conflicts, material handling, hazard identification and jobsite observations each year for all staff.

**6.5 GREIVANCE PROCEDURES:**

**Public Housing**

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966 Sub-part B for residents/applicants of public housing.

Residents or applicants to public housing should contact the PHA’s main administrative office to initiate the PHA grievance process.

**Section 8**

The PHA has not established any other informal review procedures in addition to federal requirements found at 24 CFR Part 982 for residents/ applicants in the Section 8 tenant-based assistance program.

Residents or applicants to the Section 8 Program should contact the PHA’s main administrative office to initiate the PHA grievance process.

**6.6 DESIGNATED HOUSING FOR ELDERLY DISABLED FAMILIES**

The PHA intends to apply for elderly designation approval at the following locations:

<b>Development Name</b>	<b>#</b>	<b>Designation Type</b>	<b>Application Status</b>	<b>Intended date for submission</b>	<b># Units</b>
Nathan Barnert Homes	NJ 21-6-1	Senior	To be submitted	April 2010	96
Dr. Andrew McBride	NJ 21-6-2	Senior	To be submitted	April 2010	96
Dr. Norman Cotton	NJ 21-7	Senior	To be submitted	April 2010	112
Rev. William Griffin	NJ 21-8	Senior	To be submitted	April 2010	100
Joseph Masiello Homes	NJ 21-9	Senior	To be submitted	April 2010	188
Gordon Canfield Plaza	NJ 21-10	Senior	To be submitted	April 2010	100

**6.7 COMMUNITY SERVICE AND SELF SUFFICIENCY PROGRAMS**

The PHA will employ the following discretionary policy to enhance the economic and social self sufficiency of assisted families:

- Preference for families working or engaging in training or education programs for non housing programs operated or coordinated by the PHA.

The PHA coordinates, promotes and provides programs to enhance the economic and social self sufficiency of residents and families including various social services programs, FSS and Section 3.

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Evening Youth Program	60	Voluntary	Div. of Recreation	<i>Public Housing</i>
Summer Day Camps	120	Voluntary	YMCA, Boys & Girls Club, Calvary Baptist Church	Public Housing
Adult Day Care Program	55	Voluntary	Catholic Family & Community Services	Public Housing
Adult Medical Monitoring	150	Voluntary	Catholic Family & Community Services	Public Housing
After School Program	120	Voluntary	YMCA, Boy's & Girls Club	Both
Homeownership Counseling	120	Voluntary	PHA	Both
Foreclosure Counseling	80	Voluntary	PHA	Both
Family Counseling	65	Voluntary	Catholic Family & Community Services	Both
ROSS Family Youth Cultural Enrichment	40	Voluntary	Passaic County Community College	Public Housing
ROSS Family Employability Training	30	Voluntary	New Destiny Corp.	Public Housing
ROSS Youth Computer Training	40	Voluntary	Passaic County Community College	Public Housing
ROSS Adult Quick Books Computer Training	20	Voluntary	Passaic County Community College	Public Housing

Community Police Program	75	Voluntary	Paterson Police HOPE VI)	Both
Youth Program	100	Voluntary	Boys & Girls Club	Both

**Family Self Sufficiency Program**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2010 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		0
Section 8		38

**Coordination with the Welfare (TANF) Agency**

The PHA entered into a cooperative agreement as of March 17, 2003 with the TANF Agency to share information and or target support services. Coordination efforts between the PHA and TANF Agency includes: (1) Client referrals; (2) Information sharing regarding mutual clients (for rent determinations and other wise); and (3) Coordination of the provision of specific social and self sufficiency services and programs to eligible families.

**Welfare Benefit Reduction**

The PHA complies with the statutory requirement of section 12 (d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by accomplishing the following:

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

## **Community Service Requirement**

The PHA complies with the community service requirement pursuant to section 12 (c) of the U. S. Housing Act of 1937.

## **6.8 SAFETY AND CRIME PREVENTION**

### **a. Based on the following information/data, the PHA determined the needs for measures to ensure the safety of public housing residents.**

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

### **Need for measures to ensure the safety of public housing resident**

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

### **b. Description of Crime Prevention Activities**

The crime prevention activities the PHA has undertaken or plan to undertake include the following:

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below):
  - Assigned Community Relations Officers to all PHA sites
  - PBA Evening Patrol
  - Surveillance Cameras

### **c. Coordination between PHA and the Police**

The following is a description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

### **6.9 PETS**

The PHA complies with the Quality and Work Responsibility Act of 1998 which provides for the ownership of pets in federally assisted rental housing. In the interest of community relations, the Pet Policy has been implemented to act as a policy and administrative guide.

The Policy is intended to meet the needs of management, no-pet owning Tenants, and pet owning tenants. The lease incorporates the Pet Policy by reference and states that the Tenant agrees to comply with the rules and violation of the Pet rules Policy may be grounds for removal of the pet or for termination of the lease.

The Authorization of a common household pet may be revoked, at any time, subject to the Housing Authority's Grievance Procedure if the pet becomes destructive, a nuisance to others, or if the Tenant fails to comply with this Policy.

### **6.10 CIVIL RIGHTS CERTIFICATION**

Civil rights certifications are listed below and included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

- The PHA will carry out the Plan in conformity with the Title VI of the Civil Rights Act of 1964, the Fair Housing Action, section 504 of the Rehabilitation Act of 1973, and the title II of the Americans with Disabilities Act of 1990
- The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions

## **6.11 FISCAL AUDIT**

The PHA is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)) the most recent fiscal audit was submitted to HUD. Fiscal Year Ending March 31, 2009 revealed three findings, one Internal Control Finding and two compliance Findings. The administrative staff has taken appropriate measures to correct the three (s) compliance findings.

## **6.12 ASSET MANAGEMENT**

The PHA is currently engaging in activities that will contribute to the long-term asset management of its public housing stock, including how the PHA will plan for long-term operating, capital investment, rehabilitation, modernization, disposition and other needs that have not been addressed elsewhere in this PHA plan.

The PHA will undertake the following asset management activities:

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Construction Development

## **6.13 VIOLENCE AGAINST WOMEN ACT (VAWA)**

The U.S. Department of Housing and Urban Development's Public Housing Occupancy Guidebook and the VAWA will serve as a guide to defining and understanding domestic violence as it relates to public and subsidized housing. The Housing Authority will address the need to protect victims of domestic violence, dating violence, or stalking for persons with assisted housing by accomplishing the following:

- 1) Establish a preference for individuals who are victims of domestic violence to ensure that eligible applicants receive priority on waiting lists as units become available.
- 2) Exercise discretion in accepting a wide range of evidence to establish proof of domestic violence (HUD Guidebook 19).
- 3) Apply this policy only to members of a household that are on the lease.
- 4) Disregard adverse information and approve admission of the applicant if a member of the household reveals and/or proves that they are a survivor of domestic violence and a negative history would otherwise disqualify them from being admitted to public housing. Prior to making this decision, the Authority will make a determination whether there is a connection between the violence and the negative history.

- 5) Forge partnerships with social service agencies, law enforcement agencies and shelters to assist in educating and addressing the needs of residents and vouchers recipients who experience violence.
- 6) Refer domestic violence victims and/or survivors to the Housing Authority's contracted family counseling services and/or other appropriate domestic violence services in the community.
- 7) Make residents aware of transfer options available to them in situations of proven domestic violence.
- 8) Prefer the victim to the abuser in proven domestic violence circumstances and affirm that the Housing Authority will abide by any judicial orders.
- 9) Alert Property Managers/Landlords of proven domestic violence circumstances and refer victims to the appropriate social service agencies
- 10) Once a restraining order is issued and the Property Manager/Landlord is notified, the Housing Authority/Landlord will immediately change the locks on the victim's apartment and remove the abuser from the lease.

**7. HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP PROGRAMS AND PROJECT-BASED VOUCHERS**

a) NJ 21-3 Alexander Hamilton Development (HOPE VI)

HACP will be applying for a HOPE VI Grant for NJ 21-3, a 498 unit Family Development currently vacant. A Tax Credit application for Phase I, which includes demolition of the 5 – 8 story High-rise buildings and construction of 80 townhouse units as approved by the New Jersey Housing and Mortgage Finance Agency (NJHMFA). Alexander Hamilton Phase I will consist of eighty (80) new family rental units: all of which will be Low-Income Housing Tax Credit (LIHTC) units to be constructed on a portion of the Alexander Hamilton Development public housing site. Of the 80 units, 24 will be public housing units that will receive ACC subsidy. The remaining 56 units will be tax credit units rented to persons at or below 60% of the Area Median Income (AMI). The development program consists of the remediation and demolition of 5 high rise buildings on the portion of the site that will contain the Phase I development. Of the 80 units, 24 will be reserved for Disabled and or Grandparents raising grandchildren with/or without Disabilities. The NJHMFA has recognized this need with a \$2 million dollar commitment of forgivable loan funds.

A HOPE application will be submitted in response to the published (NOFA) on or before November 17, 2009.

b) The Belmont Apartments (RHF)

The Belmont Apartments, a \$25.5 million dollar development, will be the first phase of the Alexander Hamilton Redevelopment initiative (off site) and will consist of one (1) to four-story mid-rise elevator served building containing 85 dwelling units which will serve senior/elderly population . Of the 85 total rental units, 25 will be strictly designed for public housing residents

for which the units will receive ACC subsidy. The remaining 60 units will receive project based Section 8 vouchers the Belmont Senior apartments is financed by PHA's Replacement Housing Loan Funds, New Jersey Housing & Mortgage Finance Agency HOMEXPRESS Loan Funds, Construction and Permanent financing from the New Jersey Housing and Mortgage Finance Agency, and equity from the sale of 9% low income housing tax credits. Construction on the Belmont Apartments will begin in November 2009.

c) Riverside Terrace Development (HOPE VI)  
HACP is currently considering applying for a HOPE VI Grant for NJ 21-1, a 300 Family Development. Other mixed financial development funds will be explored to develop the site.

d) Rosa Parks Terrace is the final phase of the Housing Authority's Christopher Columbus HOPE VI Master Revitalization Plan. The PHA and its developer, Roizman Development Inc, have proposed a planned community featuring a mix of housing types for low and moderate income residents. The proposed redevelopment plan entails the construction of a new mixed income community. The new development, located along Rosa Parks Boulevard, Harrison Street and Fulton Street in Paterson will consist of 19 homeownership units. The 19 units are two level units integrated within townhouse style structures. Construction on the Rosa Parks Terrace project will begin in November 2009.

### **Demolition and/or Disposition**

- a) HACP has received approval for Demolition and Disposition of NJ 21-3, Alexander Hamilton Development. Disposition followed by demolition is scheduled to begin January 2010.

### **Project Based Vouchers**

- a) Project based vouchers for elderly, 62+ will be utilized at the Belmont Apartments and the Alexander Hamilton Development.
- b) HACP currently used project based vouchers (8) at the ACORN Project, a 50 unit (family) affordable housing project that was completed this year.
- c) Eva's Kitchen: Eva's Village Apts., a \$14.2 million dollar – 50 unit (Family) affordable housing project that is currently under construction. HACP has committed 6 Section 8 PBV in support of the project.

## **8. CAPITAL IMPROVEMENTS**

Attached :

### 8.1

- 2010 CFP Annual Statement P&E (Initial Annual Plan)
- 2006 to 2009 CFP Annual Statement Performance & Evaluation Report
- 2001 to 2008 RHF Annual Statement Performance & Evaluation Report
- 2009 ARRA Project Plan Annual Statement Performance & Evaluation Report

### 8.2

- 2010-2014 CFP Five Year Action Plan

### 8.3

## 9. HOUSING NEEDS

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	11,109	5	5	5	5	3	2
Income >30% but <=50% of AMI	6,525	4	4	5	4	5	3
Income >50% but <80% of AMI	5,128	3	3	5	3	4	2
Elderly	3,951	2	5	5	5	0	4
Families with Disabilities	283	1	4	5	5	5	4
Race/Ethnicity Black	10,370	5	5	5	5	5	3
Race/Ethnicity White	4,304	1	1	5	1	2	3
Race/Ethnicity Hispanic	14,325	4	5	5	5	5	4
Race/Ethnicity All	30,629	3	3	5	3	5	3

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	742		70
Extremely low income <=30% AMI	680	92%	
Very low income (>30% but <=50% AMI)	17	2%	
Low income (>50% but <80% AMI)	45	6%	

<b>Housing Needs of Families on the Waiting List</b>			
Families with children	62	8%	
Elderly families	295	40%	
Families with Disabilities	283	38%	
Race/ethnicity W/H	390	53%	
Race/ethnicity BNH	276	37%	
Race/ethnicity WNH	76	10%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	614	83%	
2 BR	26	4%	
3 BR	91	12%	
4 BR	11	1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? <b>108 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Fire Victims & Federal Disaster Victims			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/ sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	43		
Extremely low income <=30% AMI	31	72%	

<b>Housing Needs of Families on the Waiting List</b>			
Very low income (>30% but <=50% AMI)	11	26%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	12	28%	
Families with no children	29	67%	
Elderly Families	2	5%	
Families with Disabilities	5	12%	
Race/ethnicity WH	20	46%	
Race/ethnicity BNH	21	51%	
Race/ethnicity WNH	1	3%	
Race/ethnicity O	1		
1BR	17	40%	
2 BR	20	46%	
3 BR	4	9%	
4 BR	2	5%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? <b>69 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### **C. Strategy for Addressing Needs**

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units

- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Applying for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Implement the activities identified in the 5 Year Affordable Housing Strategic Plan.
- Applying for construction financing such as Tax Credits and HOPE VI.

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

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

- Adopt rent policies to support and encourage work

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

- Develop an affordable housing strategy that includes elderly housing assistance.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

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

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

- 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

## **10.0 ADDITIONAL INFORMATION**

### **a. PROGRESS IN MEETING MISSION AND GOALS:**

#### **1. INCREASE THE AVAILABILITY OF DECENT, SAFE AND AFFORDABLE HOUSING**

- A. The PHA has developed and implement a 5 Year Affordable Housing Strategy which mirrors the City of Paterson's Redevelopment Plan
- B. Rosa Park Terrace is the final phase of the Housing Authority's Christopher Columbus HOPE VI, master revitalization plan. The new development located along Rosa Park Ave., will consist of 19 homeownership units. Participants in HACP/s housing counseling program will have an opportunity to become first time homebuyers in this development.
- C. Alexander Hamilton, Phase I will consist of eighty (80) new family rental units which will be Low-Income Housing Tax Credit (LIHTC) units to be constructed on a portion of the Alexander Hamilton public housing site. Of the 80 units 24 will be public housing units that will receive ACC subsidy. The remaining 56 units will be tax credit units rented to persons at or below 60% of the Area Median Income (AMI).
- D. The Belmont Senior Apartments will consist of one (1) four story mid-rise elevator served building containing 85 total dwelling units and will serve PHA's Alexander Hamilton Developments senior/elder population as well as the senior population on the PHA wait list and those within the City and surrounding municipalities. All 85 units are LIHTC eligible. Twenty five will also be strictly designated to public housing residents for which the units will receive ACC subsidy. The remaining 60 units will receive project based vouchers. The Belmont Senior Apartment is financed by PHA's Replacement Housing Loan Funds, NJHMFA HOMEXPRESS loan Funds.

**2. IMPROVE THE QUALITY OF ASSISTED HOUSING**

- A. Ongoing involvement with residents and resident activities through special programs. This includes computer training, life skills development, youth enrichment and tutorial programs, and literacy programs and employment counseling.
- B. Distribution of a newsletter that updates residents on what is going on at the PHA.
- C. Ongoing modernization of public housing units at the Riverside Terrace Development and all Senior Sites.
- D. Ongoing staff training to improve work quality.

**3. IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY**

- A. Increased enforcement of screening and eviction for drug abuse and other criminal activity.
- B. Greater lease enforcement for habitual late payments, illegal tenants, and illegal appliances.

**4. INCREASE ASSISTED HOUSING CHOICES**

- A. The PHA continues to offer housing choice voucher counseling sessions.
- B. The PHA is a HUD approved Housing Counseling Agency and conducts 789 pre-purchase homeownership counseling participants, of which 94 have purchased a home during the period October, 2008 to September, 2009.
- C. Conduct housing counseling and foreclosure intervention workshops that targets pre and post purchase assistance.
- E. The PHA is a HUD approved Section 8 Homeownership Counseling Center and also offers Foreclosure Counseling remediation.
- F. The development of low income housing for first time homebuyers.

**5. PROMOTED SELF SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS**

- A. Offered programs that promote self sufficiency opportunities including, computer literacy training provided by Passaic County Community College and employment counseling provided by New Destiny Corporation to adult residents at Riverside Terrace Development.
- B. Provide through a contract with Passaic County Community College on site, general computer and Quick Books training.
- C. Work closely with the Passaic County Workforce and the State Department of Labor to promote training programs and job opportunities through Section 3.

- D. Contracted with Catholic Family & Community Services to provide family counseling, violence against women workshops, food pantry and emergency services.
  - E. Promote homeownership and foreclosure counseling.
  - F. Offer on site Employability Counseling and Life Skills Development.
  - G. Host programs that promoted self esteem building in youth with a focus on domestic violence and abuse.
  - H. Continue to explore the benefits of the Move to Work Program in helping families move to work while continuing to offer affordable housing in an efficient and cost effective manner.
- 6. IMPROVE THE SAFETY AND SECURITY OF PUBLIC HOUSING RESIDENTS**
- A. Ongoing support of the tenant patrol at NJ21-7 Dr. Norman Cotton Homes, NJ21-8 Rev. William Griffin Homes and NJ21-9 Joseph Masiello Homes.
  - B. Ongoing communication with the Passaic County Sheriff's Department and the Paterson Police Department to discuss criminal activity at the sites.
  - C. Secure police arrest reports and drug test results to expedite the eviction of residents.
  - D. Enter into a contract with the Paterson PBA to patrol all sites in the evening.
  - E. Monitor the centralized CCTV system for criminal activity.
- 7. IMPROVE THE PUBLIC PERCEPTION OF THE HOUSING AUTHORITY AS A PUBLIC AGENCY**
- A. Authority staff continues to build partnerships with various organizations in the community.
  - B. Partnership with the Family Success Center to provide comprehensive support services to residents.
  - C. Resident Participation Training including all aspects of Resident Quality of Life and Management Issues.
  - D. Partnership in a growing collaboration of public and private partners that collaborate on an array of services.
  - E. Provide assistance to Resident Counsel Organizations.
- 8. BUILD COMMUNICATIONS AND PARTNERSHIPS WITH OTHER PUBLIC AGENCIES FOR THE BENEFIT OF THE PUBLIC HOUSING POPULATION**
- A. The PHA's interaction with government agencies and community service providers have been increased significantly.
  - B. Involvement with local law enforcement is on the rise.
  - C. Close working relationship has been established with the Mayor's Office.

- D. Growing partnership with local finance institutions.
- E. Establishment of partnerships with non profit and faith based organizations.

**9. YOUTH AND RECREATION PROGRAMS**

- A. Conduct Youth Enrichment Program and Literacy Skills Program on site with Passaic County Community College.
- B. Conduct After School Tutorial and Recreational Program at Riverside Terrace Development.
- C. Provide both off-site and on-site summer day camp for over 75 children.
- D. Host events for teens that focus on self esteem building and domestic violence.
- E. Provided a Cultural Awareness Program for youth that embraces a variety of art forms.
- F. Provided a summer computer program and youth enrichment program for children at the Riverside Terrace Development.
- G. Partnered with the Boys and Girls Club of Paterson to conduct an After School and Summer Day Camp at the Christopher Hope Community Center.
- H. Provided cultural trips.

**10. ENERGY CONSERVATION**

- A. Conduct educational workshops with residents.
- B. Lowering temperatures in buildings.
- C. Continue to be part of the energy consortium and monitor its effectiveness.
- D. Adhere to recommendations of the current PHA Energy Audit.
- E. Educate residents in energy efficiency techniques.
- F. Purchase Energy Star Appliances.
- G. Promote the use of green technologies in new construction projects.

**11. ASSET MANAGEMENT**

- A. Implement project based asset management
- B. Four Asset Management groups currently exist. AMP 2 Alexander Hamilton Development is currently in the first phase of demolition (One Family and Two Seniors are active and approved by HUD). HACP will be requesting that a Fifth Asset Management Group be established to accommodate Sojourner Douglass Homes as AMP 5.

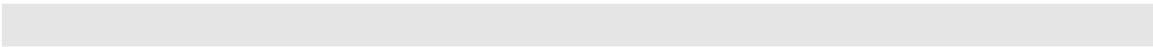
**12. PATERSON DEVELOPMENT AND MANAGEMENT CORPORATION (PDMC)**

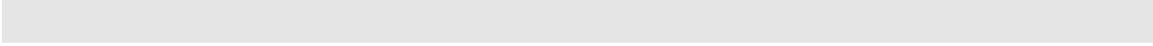
A. Expand the development of PDMC and continue to utilize PDMC in a number of upcoming projects.

B. Paterson Housing Authority has authorized a loan to the PDMC in the amount up to \$100,000 and submits loan documents to HUD for approval to help sustain project activity.

**b. SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATIONS**

**The Paterson Housing Authority defines the term “Signification Amendment and Substantial Deviation/Modification” as any change with regard to Demolition or Disposition Designation, Homeownership Plan, or Conversion Activities in the Future.**



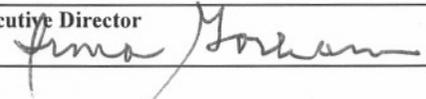


Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <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				<b>FFY of Grant:</b> 2010 <b>FFY of Grant Approval:</b>	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	557,536			
3	1408 Management Improvements	557,536			
4	1410 Administration (may not exceed 10% of line 21)	278,768			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,002			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,318,840			
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 <sup>4</sup>				
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)	2,787,682			
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				

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		<b>Replacement Housing Factor Grant No:</b> _____	
				<b>FFY of Grant:</b> 2010	
				<b>FFY of Grant Approval:</b> _____	
<b>Type of Grant</b>					
<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			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
<b>Signature of Executive Director</b> 		<b>Date</b> 1-7-10		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	









<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No. NJ30P02150108 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: _____	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	\$ 557,536.00			
3	1408 Management Improvements	\$ 557,536.00			
4	1410 Administration (may not exceed 10% of line 21)	\$ 278,768.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 155,405.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 230,000.00			
10	1460 Dwelling Structures	\$ 1,008,437.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
	Amount of line 20 Related to LBP Activities	\$ 2,787,682.00			
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	\$ 681,686.00			
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary					
<b>PHA Name:</b>  Housing Authority of the City of Paterson	<b>Grant Type and Number</b> Capital Fund Program Grant No. NJ30P02150108 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2008 FFY of Grant Approval: _____	
<b>Type of Grant</b> <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: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Date <i>1/7/2010</i>		Signature of Public Housing Director _____	
				Date _____	

<b>Part II: Supporting Pages</b>								
<b>PHA Name: Housing Authority of the City of Paterson</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39P02150109 CFFP (Yes/No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2009</b>		
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	
NJ21-1, Riverside Terrace Development:								
A	Fencing (Plesinger Pl.)	1430		13,000				
NJ21-6-1, Nathan Barnert Homes:								
B	Boiler Room Upgrading	1430		10,800				
C	Brick Repointing (Phase I)	1430		15,000				
D	Emergency Copper Silver Ionization System	1430		8,515				
NJ21-6-2, Dr. Andrew McBride Homes :								
E	Boiler Room Upgrading (Phase II)	1430		10,800				
F	Brick Repointing (Phase I)	1430		15,000				
NJ21-7, Dr. Norman Cotton:								
G	Boiler Room Upgrading (Phase II)	1430		5,000				
H	Replace Stair Treads	1430		10,000				
I	New Patio Screen Doors	1430		13,000				
NJ21-8, Rev. William Griffin:								
J	Controls & Boiler Room Repairs	1430		5,000				

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150109 Replacement Housing Factor Grant No: CFFP (Yes/No):			Federal FFY of Grant : 2009			
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	
NJ21-9, Joseph Masiello Homes:								
K	Brick Repointing	1430		10,000				
NJ21-10, Gordon Canfield Plaza:								
L	Replace/Repair Walkways	1430		5,000				
NJ21-12, Sojourner Douglass Homes I; II; and IV:								
M	Site Improvements - I; II; and IV	1430		7,500				
N	Down Spouts - IV	1430		550				
O	Window Caulking - I; II; and IV	1430		550				
P	Replace Stair Treads - IV	1430		500				
Q	Repair Floors - I	1430		7,500				
R	Repair Ceilings - I	1430		7,500				
S	Repl. Kitchen Cabinets - I;II; III; IV	1430		10,190				

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150109 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009 CFFP (Yes/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	
NJ21-1, Riverside Terrace Development:								
A	Fencing (Plesinger Pl.)	1450		75,000				
NJ21-6-1, Nathan Barnert Homes:								
B	Boiler Room Upgrading	1460		110,000				
C	Brick Repointing (Phase I)	1460		170,000				
D	Emergency Copper Silver Ionization System	1460		61,801				
NJ21-6-2, Dr. Andrew McBride Homes:								
E	Boiler Room Upgrading (Phase II)	1460		110,000				
F	Brick Repointing (Phase I)	1460		170,000				
NJ21-7, Dr. Norman Cotton Homes:								
G	Boiler Room Upgrading (Phase II)	1460		70,000				
H	Replace Stair Treads	1460		50,000				
I	New Patio Screen Doors	1460		60,000				
NJ21-8, Rev. William Griffin Homes:								
J	Controls & Boiler Room Repairs	1460		50,000				

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
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	
NJ21-9, Joseph Masiello Homes:								
K	Brick Repointing	1450		100,000				
NJ21-10, Gordon Canfield Plaza:								
L	Replace/Repair Walkways	1450		25,000				
NJ21-12, Sojourner Douglass Homes I; II; and IV:								
M	Site Improvements - I; II; and IV	1450		30,000				
N	Down Spouts - IV	1460		5,000				
O	Window Caulking - I; II; and IV	1460		7,500				
P	Replace Stair Treads - IV	1460		7,500				
Q	Repair Floors - I	1460		46,636				
R	Repair Ceilings - I	1460		40,000				
S	Repl. Kitchen Cabinets I;II; III; IV	1460		50,000				

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150109 CFFP (Yes/No):				Federal FFY of Grant : 2009		
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	
<b>PHA Wide</b>	<b>Management Improvements</b>	<b>1408</b>		<b>\$ 557,536.00</b>				
A	Boiler Preventive Maintenance			31,995.00				
B	Site Security			338,877.00				
C	Elevator Maintenance			14,496.00				
D	Computerization			35,053.00				
E	Tenant Services			123,711.00				
F	Tenant Screening & Background Checks			13,404.00				
<b>PHA Wide</b>	<b>Administration</b>	<b>1410</b>		<b>\$ 278,768.00</b>				
<b>PHA Wide</b>	<b>Operations</b>	<b>1406</b>		<b>\$ 557,536.00</b>				
A	Boiler Preventive Maintenance			35,576.00				
B	Site Security			342,809.00				
C	Elevator Maintenance			8,000.00				
D	Extra Ordinary Maintenance			156,151.00				
E	Legal Notice-Newspaper Ads			15,000.00				

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



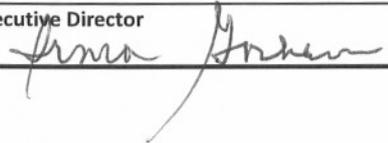
<b>Part I: Summary</b>		
<b>PHA Name:</b>  Housing Authority of the City of Paterson	<b>Grant Type and Number</b>  Capital Fund Program Grant No. NJ30P02150108 Replacement Housing Factor Grant No:  Date of CFFP: _____	FFY of Grant: 2008  FFY of Grant Approval: _____

**Type of Grant**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	\$ 537,765.00	\$ 537,765.00	\$ 537,765.00	\$ 393,257.68
3	1408 Management Improvements	\$ 537,765.00	\$ 537,765.00	\$ 537,765.00	\$ 324,935.05
4	1410 Administration (may not exceed 10% of line 21)	\$ 268,883.00	\$ 268,883.00	\$ 268,883.00	\$ 92,730.99
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 131,567.00	\$ 187,974.80	\$ 90,563.20	\$ 29,245.02
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 150,000.00	\$ 151,200.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1,062,847.00	\$ 1,005,239.20	\$ 288,216.40	\$ 42,413.32
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities	\$ 2,688,827.00	\$ 2,688,827.00	\$ 1,723,192.60	\$ 882,582.06
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs	560,654	560,654	\$ 560,654.00	\$ 560,654.00
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary					
<b>PHA Name:</b> Housing Authority of the City of Paterson	<b>Grant Type and Number</b> Capital Fund Program Grant No. NJ30P02150108 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2008 _____ FFY of Grant Approval: _____	
<b>Type of Grant</b>					
<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: 6/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost 1</b>	
		Original	Revised 2	Obligated	Expended
<b>Signature of Executive Director</b>		<b>Date</b> 1/7/2010	<b>Signature of Public Housing Director</b>		<b>Date</b>

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150108 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008 CFFP (Yes/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	
NJ21-1, Riverside Terrace:								
A	Landscaping (Grimes/Plesinger Place)	1430		\$ 15,000.00	\$ 10,660.28	\$ -	\$ -	
	Resurface Basketball Court/Site Lightin							
B	Repair Canopy Roofs (H.R.)	1430		\$ 700.00	\$ -	\$ -	\$ -	
C	Replace Down Spouts	1430		\$ 2,030.00	\$ -	\$ -	\$ -	
D	Provide A/C Sleeves (T.H.)	1430		\$ 4,620.00	\$ -	\$ -	\$ -	
E	Boiler Room Upgrading (Phase II)	1430		\$ 13,720.00	\$ 17,900.00	\$ -	\$ -	
PHA Wide	Hope VI Planning	1430		\$ 25,091.00	\$ 25,091.00	\$ -	\$ -	
NJ21-6-1, Nathan Barnert:								
F	Boiler Room Upgrading	1430		\$ 23,950.00	\$ 28,650.00	\$ 28,650.00	\$ -	
NJ21-6-2, Dr. Andrew McBride :								
G	Boiler Room Upgrading (Phase II)	1430		\$ 7,000.00	\$ -	\$ -	\$ -	
H	Brick Repointing (Phase I)	1430		\$ 3,485.00	\$ 3,485.00	\$ -	\$ -	
R2-a	Sump Pumps	1430		\$ -	\$ 8,000.00	\$ -	\$ -	
NJ21-7, Dr. Norman Cotton:								
I	Boiler Room Upgrading (Phase II)	1430		\$ 8,671.00	\$ 17,900.00	\$ -	\$ -	
NJ21-8, Rev. William Griffin:								
J	Window Replacement	1430		\$ 27,300.00	\$ 10,404.40	\$ 10,404.40	\$ 4,685.00	
PHA Wide - R1a	Physical Needs Assessment	1430		\$ -	\$ 35,184.12	\$ -	\$ -	
PHA Wide - R1b	Energy Audit	1430		\$ -	\$ 30,700.00	\$ 30,700.00	\$ 24,560.02	

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150108 CFFP (Yes/No):				Federal FFY of Grant : 2008		
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	
NJ21-1, Riverside Terrace:								
A	Landscaping (Grimes/Plesinger Place)	1450		\$ 150,000.00	\$ 151,200.00	\$ -	\$ -	
	Resurface Basketball Court/Site Lightin							
B	Repair Canopy Roofs (H.R.)	1460		\$ 10,000.00	\$ -	\$ -	\$ -	
C	Replace Down Spouts	1460		\$ 29,000.00	\$ -	\$ -	\$ -	
D	Provide A/C Sleeves (T.H.)	1460		\$ 66,000.00	\$ -	\$ -	\$ -	
E	Boiler Room Upgrading (Phase II)	1460		\$ 194,333.00	\$ 177,853.08	\$ 177,853.08	\$ 26,000.00	
NJ21-6-1, Nathan Barnert:								
F	Boiler Room Upgrading	1460		\$ 153,624.00	\$ 153,624.00	\$ -	\$ -	
NJ21-6-2, Dr. Andrew McBride :								
G	Boiler Room Upgrading (Phase II)	1460		\$ 46,242.00	\$ 110,363.32	\$ 110,363.32	\$ 16,413.32	
H	Brick Repointing (Phase I)	1460		\$ 49,782.00	\$ 8,812.72	\$ -	\$ -	
R1-c	Sump Pumps	1460		\$ -	\$ 41,000.00	\$ -	\$ -	
NJ21-7, Dr. Norman Cotton:								
I	Boiler Room Upgrading (Phase II)	1460		\$ 123,866.00	\$ 107,386.08	\$ -	\$ -	
R1-d	Balcony Repairs	1460		\$ -	\$ 8,500.00	\$ -	\$ -	
NJ21-8, Rev. William Griffin:								
J	Window Replacement	1460		\$ 390,000.00	\$ 390,000.00	\$ -	\$ -	
R2-b	Balcony Repairs	1460		\$ -	\$ 7,700.00	\$ -	\$ -	

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150108 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
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	
<b>PHA WIDE:</b>	<b>Management Improvements</b>	<b>1408</b>		<b>\$ 537,765.00</b>	<b>\$ 537,765.00</b>	<b>\$ 537,765.00</b>	<b>\$ 324,935.05</b>	
A	Boiler Preventive Maintenance			\$ 43,990.00	\$ 43,990.00	\$ 43,990.00	\$ 43,990.00	
B	Site Security			\$ 272,623.00	\$ 272,623.00	\$ 272,623.00	\$ 172,419.00	
C	Elevator Maintenance			\$ 33,748.00	\$ 33,748.00	\$ 33,748.00	\$ 33,748.00	
D	Computerization Software			\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	
E	Tenant Services			\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 74,778.05	
F	Studio 2B GSA			\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ -	
G	Tenant Screening & Background Check			\$ 13,404.00	\$ 13,404.00	\$ 13,404.00	\$ -	
<b>PHA WIDE:</b>	<b>Administration</b>	<b>1410</b>		<b>\$ 268,883.00</b>	<b>\$ 268,883.00</b>	<b>\$ 268,883.00</b>	<b>\$ 92,730.99</b>	
<b>PHA WIDE:</b>	<b>Operations</b>	<b>1406</b>		<b>\$ 537,765.00</b>	<b>\$ 537,765.00</b>	<b>\$ 537,765.00</b>	<b>\$ 393,257.68</b>	
A	Boiler Preventive Maintenance			\$ 52,066.00	\$ 52,066.00	\$ 52,066.00	\$ 52,066.00	
B	Site Security			\$ 288,031.00	\$ 288,031.00	\$ 288,031.00	\$ 288,031.00	
C	Elevator Maintenance			\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	
D	Extra Ordinary Maintenance			\$ 154,168.00	\$ 154,168.00	\$ 154,168.00	\$ 27,160.68	
E	Legal Notice-Newspaper Ads			\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ -	

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

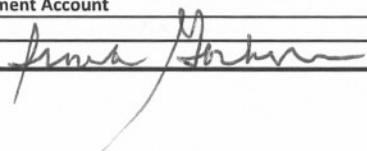
2 To be completed for the Performance and Evaluation Report

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the City of Paterson					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Funds 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	
NJ21-1	13-Jun-10		13-Jun-12		
NJ21-6-1	13-Jun-10		13-Jun-12		
NJ21-6-2	13-Jun-10		13-Jun-12		
NJ21-7	13-Jun-10		13-Jun-12		
NJ21-8	13-Jun-10		13-Jun-12		

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

<b>Part I: Summary</b>					
<b>PHA Name:</b>	Housing Authority of the City of Paterson	<b>Grant Type and Number</b>	Capital Fund Program Grant No. NJ39P02150107 Replacement Housing Factor Grant No: _____		
		Date of CFFP: _____	FFY of Grant: 2007 FFY of Grant Approval: _____		
<b>Type of Grant</b>					
<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: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	\$ 549,109.00	\$ 549,109.00	\$ 549,109.90	\$ 534,539.27
3	1408 Management Improvements	\$ 549,109.00	\$ 549,109.00	\$ 549,109.90	\$ 512,424.37
4	1410 Administration (may not exceed 10% of line 21)	\$ 274,554.00	\$ 274,554.00	\$ 274,554.00	\$ 274,554.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 102,960.00	\$ 69,537.26	\$ 69,537.26	\$ 49,911.66
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 93,000.00	\$ 151,200.00	\$ 131,964.06	\$ 54,564.22
10	1460 Dwelling Structures	\$ 1,173,814.00	\$ 1,171,272.68	\$ 1,171,272.68	\$ 857,329.26
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	3,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities	\$ 2,745,546.00	\$ 2,745,546.00	\$ 2,745,546.00	\$ 2,283,322.78
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	560,654	560,654	\$ 560,654.00	\$ 560,654.00
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part I: Summary					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No. NJ39P02150107 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2007 FFY of Grant Approval: _____
<b>Type of Grant</b>					
<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: 6/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director		Date	1/7/2010	Signature of Public Housing Director	Date

<b>Part II: Supporting Pages</b>									
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39P02150107 Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 2007			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>NJ21-1, Riverside Terrace:</b>									
A	Landscaping (Harris/Alois Place)	1430			\$ 7,678.00	\$ 12,900.00	\$ -	\$ -	
B	Basement Grilles (Townhouses)	1430			\$ 2,546.00	\$ -	\$ -	\$ -	
C	Transformer Room Doors/Plesinger Pl.	1430			\$ 927.00	\$ -	\$ -	\$ -	
D	Grate Replacemte - Boilerroom	1430			\$ 1,077.00	\$ -	\$ -	\$ -	
<b>NJ21-6-1, Nathan Barnert:</b>									
E	New Roofs	1430			\$ 16,340.00	\$ 7,502.60	\$ 7,502.60	\$ 7,502.60	
F	Window Repairs	1430			\$ 2,577.00	\$ -	\$ -	\$ -	
<b>NJ21-6-2, Dr. Andrew McBride :</b>									
G	New Roofs	1430			\$ 16,340.00	\$ 7,502.60	\$ 7,502.60	\$ 4,501.40	
H	Sump Pumps	1430			\$ 3,777.00	\$ -	\$ -	\$ -	
<b>NJ21-7, Dr. Norman Cotton:</b>									
I	Balcony Repairs	1430			\$ 7,452.00	\$ 7,452.00	\$ 7,452.00	\$ 5,586.60	
<b>NJ21-8, Rev. William Griffin:</b>									
J	Balcony Repairs	1430			\$ 26,202.00	\$ 7,445.60	\$ 7,445.60	\$ 5,586.60	
R1-1	Boilerroom Upgrading	1430			\$ -	\$ 84.46	\$ 84.46	\$ 84.46	
<b>NJ21-9, Joseph Masiello:</b>									
K	Boilerroom Upgrading	1430			\$ 18,044.00	\$ 26,650.00	\$ 26,650.00	\$ 26,650.00	

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150107 Replacement Housing Factor Grant No:			Federal FFY of Grant : 2007 CFFP (Yes/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	
NJ21-1, Riverside Terrace:								
A	Landscaping (Alois Place)	1450		\$ 93,000.00	\$131,964.06	\$ 131,964.06	\$ 54,564.22	
B	Basement Grilles (Townhouses)	1460		\$ 24,587.00	\$ -	\$ -	\$ -	
C	Transformer Room Doors/Plesinger Pl.	1470		\$ 3,000.00	\$ -	\$ -	\$ -	
D	Gate Replacemte - Boilerroom	1460		\$ 5,000.00	\$ -	\$ -	\$ -	
NJ21-6-1, Nathan Barnert:								
E	New Roofs	1460		\$208,500.00	\$223,500.00	\$ 223,500.00	\$ 223,500.00	
F	Window Repairs	1460		\$ 25,000.00	\$ 23,636.00	\$ 23,636.00	\$ 23,636.00	
NJ21-6-2, Dr. Andrew McBride :								
G	New Roofs	1460		\$208,500.00	\$223,500.00	\$223,500.00	\$ 171,706.58	
H	Sump Pumps	1460		\$ 41,000.00	\$ -	\$ -	\$ -	
R1-2	Boilerroom Upgrading	1460		\$ -	\$ 50,636.68	\$ 50,636.68	\$ 50,636.68	
NJ21-7, Dr. Norman Cotton:								
I	Balcony Repairs	1460		\$ 90,000.00	\$ 99,000.00	\$ 99,000.00	\$ 99,000.00	
NJ21-8, Rev. William Griffin:								
J	Balcony Repairs	1460		\$340,000.00	\$349,000.00	\$349,000.00	\$ 86,850.00	
NJ21-9, Joseph Masiello:								
K	Boilerroom Upgrading	1460		\$231,227.00	\$202,000.00	\$ 202,000.00	\$ 202,000.00	

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150107 CFFP (Yes/No):			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>PHA WIDE:</b>	<b>Management Improvements</b>	<b>1408</b>		<b>\$ 549,109.00</b>	<b>\$ 549,109.00</b>	<b>\$ 549,109.00</b>	<b>\$ 511,687.07</b>	
A	Boiler Preventive Maintenance			\$ 43,990.00	\$ 43,990.00	\$ 43,990.00	\$ 43,990.00	
B	Site Security			\$ 272,623.00	\$ 272,623.00	\$ 272,623.00	\$ 272,623.00	
C	Elevator Maintenance			\$ 38,496.00	\$ 38,496.00	\$ 38,496.00	\$ 38,496.00	
D	Computerization Software			\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	
E	Tenant Services			\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	
F	Studio 2B GSA			\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 4,674.01	
G	Tenant Screening & Background Check			\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 2,641.36	
<b>PHA WIDE:</b>	<b>Administration</b>	<b>1410</b>		<b>\$ 278,554.00</b>	<b>\$ 274,554.00</b>	<b>\$ 274,554.00</b>	<b>\$ 274,554.00</b>	
<b>PHA WIDE:</b>	<b>Operations</b>	<b>1406</b>		<b>\$ 549,100.00</b>	<b>\$ 549,100.00</b>	<b>\$ 549,100.00</b>	<b>\$ 534,002.94</b>	
A	Boiler Preventive Maintenance			\$ 52,066.00	\$ 52,066.00	\$ 52,066.00	\$ 52,066.00	
B	Site Security			\$ 288,031.00	\$ 288,031.00	\$ 288,031.00	\$ 288,031.00	
C	Elevator Maintenance			\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	\$ 26,000.00	
D	Extra Ordinary Maintenance			\$ 165,512.00	\$ 165,521.00	\$ 165,512.00	\$ 165,512.00	
E	Legal Notice-Newspaper Ads			\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 2,930.27	

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

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the City of Paterson					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Date) Ending		All Funds Expended (Quarter Date) Ending		Reasons for Revised Target Dates 1
	Original Obligation Date	Actual Obligation Date	Original Expenditure Date	Actual Expenditure Date	
NJ21-1	13-Jun-10		13-Jun-12		
NJ21-6-1	13-Jun-10		13-Jun-12		
NJ21-6-2	13-Jun-10		13-Jun-12		
NJ21-7	13-Jun-10		13-Jun-12		
NJ21-8	13-Jun-10		13-Jun-12		

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

Part I: Summary					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No. NJ39P02150106 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2006 FFY of Grant Approval: _____
<b>Type of Grant</b>					
<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: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Rep					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	\$ 518,990.00	\$ 518,990.00	\$ 518,990.00	\$ 467,012.46
3	1408 Management Improvements	\$ 518,990.00	\$ 518,990.00	\$ 518,990.00	\$ 448,064.79
4	1410 Administration (may not exceed 10% of line 21)	\$ 259,494.00	\$ 259,494.00	\$ 259,494.00	\$ 259,494.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 111,234.00	\$ 157,006.34	\$ 157,006.34	\$ 151,018.84
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 520,939.00	\$ 233,334.94	\$ 233,334.94	\$ 233,334.94
10	1460 Dwelling Structures	\$ 565,301.00	\$ 883,797.72	\$ 883,797.72	\$ 883,797.72
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities	\$ 2,671,613.00	\$ 2,671,613.00	\$ 2,671,613.00	\$ 2,542,722.75
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	\$ 164,244.00	\$ 164,244.00	\$ 164,244.00	\$ 164,244.00
25	Amount of line 20 Related to Energy Conservation Measures				

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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No. NJ39P02150106 Replacement Housing Factor Grant No:			FFY of Grant: 2006
		Date of CFFP: _____			FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director	<i>[Signature]</i>	Date	<i>1/7/2010</i>	Signature of Public Housing Director	Date

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150106 CFFP (Yes/No):				Federal FFY of Grant: 2006		
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	
NJ21-1, Riverside Terrace:								
	Repave Parking Area							
A	& Walkways (Harris Place	1430		\$ 28,734.00	\$ 25,426.75	\$ 25,426.75	\$ 25,426.75	
B	Boiler Upgrades	1430		\$ 10,500.00	\$ 24,410.31	\$ 24,410.31	\$ 24,410.31	
NJ21-3, Alexander Hamilton:								
C	Landscaping	1430		\$ 7,000.00	\$ -			
D	Boiler Upgrades	1430		\$ 10,500.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	
E	Corridor Painting	1430		\$ 4,000.00	\$ -	\$ -	\$ -	
NJ21-6-1, Nathan Barnert & NJ21-6-2, Dr. Andrew McBride:								
F	Walkway Replacement	1430		\$ 3,500.00	\$ -	\$ -	\$ -	
G	Boiler Upgrades	1430		\$ 7,000.00	\$ 23,950.00	\$ 23,950.00	\$ 17,962.50	
NJ21-7, Dr. Norman Cotton:								
H	Boiler Upgrades	1430		\$ 7,000.00	\$ 22,312.50	\$ 22,312.50	\$ 22,312.50	
NJ21-9, Joseph Masiello:								
I	Community Room/Kitchen Upgrade	1430		\$ 3,000.00	\$ 9,706.12	\$ 9,706.12	\$ 9,706.12	
NJ21-12, Sojourner Douglass:								
J	Landscaping	1430		\$ 3,000.00	\$ 8,000.12	\$ 8,000.12	\$ 8,000.12	
PHA Wide								
K	Planning	1430		\$ 27,000.00	\$ 38,800.54	\$ 38,800.54	\$ 38,800.54	

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150106 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
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	
NJ21-1, Riverside Terrace:								
	Repave Parking Area							
A	& Walkways (Harris Place)	1450		\$ 345,557.00	\$ 171,125.44	\$ 171,125.44	\$ 171,125.44	
B	Boiler Upgrades	1460		\$ 150,000.00	\$ 119,062.60	\$ 119,062.60	\$ 119,062.60	
R2-1	Site Lighting	1450		\$ -	\$ -	\$ -	\$ -	
R2-2	Apt. Entrance Doors/Screens	1460		\$ -	\$ 197,295.00	\$ 197,295.00	\$ 197,295.00	
NJ21-3, Alexander Hamilton:								
C	Landscaping	1450		\$ 100,000.00	\$ -	\$ -	\$ -	
D	Boiler Upgrades	1460		\$ 150,000.00	\$ 30,322.41	\$ 30,322.41	\$ 30,322.41	
E	Corridor Painting	1460		\$ 50,000.00	\$ -	\$ -	\$ -	
NJ21-6-1, Nathan Barnert NJ21-6-2, Dr. Andrew McBride Homes:								
F	Walkway Replacement	1450		\$ 49,000.00	\$ 10,588.50	\$ 10,588.50	\$ 10,588.50	
G	Boiler Upgrades	1460		\$ 100,000.00	\$ -	\$ -	\$ -	
R6-1	Roofs	1460		\$ -	\$ 43,927.93	\$ 43,927.93	\$ 43,927.93	
NJ21-7, Dr. Norman Cotton:								
H	Signage	1450		\$ 7,519.00	\$ -	\$ -	\$ -	
I	Boiler Upgrades	1460		\$ 92,000.00	\$ 105,756.78	\$ 105,756.78	\$ 105,756.78	
R2-2	Modernization of the Entrance Lobby	1460		\$ -	\$ -	\$ -	\$ -	
NJ21-8, Rev. William Griffin:								
R2-3	Boiler Upgrades	1460		\$ -	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	
NJ21-9, Joseph Masiello:								
J	Community Room/Kitchen Upgrade	1460		\$ 23,301.00	\$ 37,433.00	\$ 37,433.00	\$ 37,433.00	
NJ21-12, Sojourner Douglass:								
K	Landscaping	1450		\$ 18,863.00	\$ 51,621.00	\$ 51,621.00	\$ 51,621.00	
PHA Wide:								
L	Computerization	1475		\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	
R1-A	Relocation Costs	1495.1		\$ -	\$ -	\$ -	\$ -	

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150106 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
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	
<b>Management Improvements</b>	<b>1408</b>		<b>\$ 518,990.00</b>	<b>\$ 518,990.00</b>	<b>\$ 518,990.00</b>	<b>\$ 448,064.79</b>		
Boiler Preventive Maintenance			24,500.00	24,500.00	24,500.00	24,500.00		
Salaries/Fringes			8,575.00	8,575.00	8,575.00	8,575.00		
Tenant Integrity Investigator			23,304.00	23,304.00	23,304.00	23,304.00		
Salaries/Fringes			8,156.00	8,156.00	8,156.00	8,156.00		
Asst. Personnel			16,000.00	16,000.00	16,000.00	16,000.00		
Salaries/Fringes			5,600.00	5,600.00	5,600.00	5,600.00		
Asst. Purchasing Agent			16,000.00	16,000.00	16,000.00	16,000.00		
Salaries/Fringes			5,600.00	5,600.00	5,600.00	5,600.00		
Site Security			164,244.00	164,244.00	164,244.00	164,244.00		
Elevator Preventive Maintenance			14,000.00	14,000.00	14,000.00	14,000.00		
Computerization Software			92,497.00	92,497.00	92,497.00	36,209.79		
Tenant Services			105,000.00	105,000.00	105,000.00	105,000.00		
Studio 2B GSA			5,000.00	5,000.00	5,000.00	5,000.00		
Staff/Commissioner Training			10,000.00	10,000.00	10,000.00	10,000.00		
Screening/Applicants			5,876.00	5,876.00	5,876.00	5,876.00		
Christopher HOPE VI Revitalized Site			14,638.00	14,638.00	14,638.00	-		
<b>Administration</b>	<b>1410</b>		<b>\$ 259,494.00</b>	<b>\$ 259,494.00</b>	<b>\$ 259,494.00</b>	<b>\$ 259,494.00</b>		
<b>Operations</b>	<b>1406</b>		<b>\$ 518,990.00</b>	<b>\$ 518,990.00</b>	<b>\$ 518,990.00</b>	<b>\$ 467,012.46</b>		

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

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>									
PHA Name: Housing Authority of the City of Paterson					Federal FFY of Grant: 2006				
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Date)		Ending		All Funds Expended (Quarter Date)		Ending		Reasons for Revised Target Dates 1
	Original Obligation Date	End	Actual Obligation Date	End	Original Expenditure Date	End	Actual Expenditure Date	End	
NJ21-1	13-Jun-10				13-Jun-12				
NJ21-6-1	13-Jun-10				13-Jun-12				
NJ21-6-2	13-Jun-10				13-Jun-12				
NJ21-7	13-Jun-10				13-Jun-12				
NJ21-8	13-Jun-10				13-Jun-12				

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

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

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Paterson</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150208 Date of CFFP:			<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
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	868,838.00		0.00	
9	1450 Site Improvement				
10	1460 Dwelling Structures	267,909.00		267,909.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

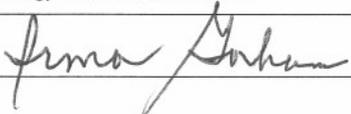
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150208 Date of CFFP:			<b>FFY of Grant:2008</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	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)	1,136,747.00		267,909.00		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
		1/7/2010				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.









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

<b>Part I: Summary</b>	
<b>PHA Name: Housing Authority of the City of Paterson</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150207 Date of CFFP:
<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval:</b>	

**Original Annual Statement**     
  **Reserve for Disasters/Emergencies**     
  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**     
  **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	682,503.00		682,503.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	483,058.00		483,058.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Paterson</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150207 Date of CFFP:		<b>FFY of Grant:2007</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	1,165,561.00		1,165,561.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> <i>Jama Gorham</i>		<b>Date</b> <i>1/7/2010</i>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

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









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Part I: Summary						
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150206 Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	67,530.00		67,530.00		
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	1,078,224.00		1,078,224.00		
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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  
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**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150206 Date of CFFP:			<b>FFY of Grant:2006</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	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)	1,145,754.00		1,145,754.00		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
		1/7/2010				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.







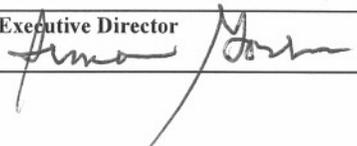


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U.S. Department of Housing and Urban Development  
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Part I: Summary					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39021501-0	
				FFY of Grant: 2005 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		124,348.00	124,348.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		87,044.00	87,044.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	863,199.00	1,032,087.00	1,032,087.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	863,199.00	863,199.00	863,199.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39021501	
				FFY of Grant: 2005 FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director 		Date 1/7/2010	Signature of Public Housing Director		Date









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 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39P021502-2 FFY of Grant: 2005 S FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
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	383,720.00	383,720.00	383,720.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	383,720.00	383,720.00	383,720.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

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 Capital Fund Financing Program

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 Office of Public and Indian Housing  
**Expires 4/30/2011**

<b>Part I: Summary</b>				
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39021502
				FFY of Grant: 2005 S FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	Obligated      Expended
Signature of Executive Director <i>Anna Hoben</i>		Date 1/7/2010	Signature of Public Housing Director Date	









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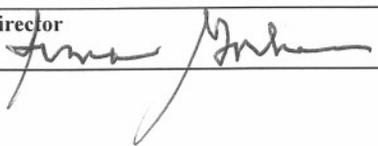
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R021501 2004	
				<b>FFY of Grant:</b> 2004 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		124,348.00	124,348.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		478,044.00	478,044.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,243,479.00	641,087.00	641,087.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	1,243,479.00	1,243,479.00	1,243,479.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

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<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R02150 FFY of Grant: 2004 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director 		Date 1/7/2010	Signature of Public Housing Director		Date









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 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R021501 2003 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		106,264.00	106,264.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		274,444.00	274,444.00	165,679.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,062,635.00	681,927.00	681,927.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	1,062,635.00	1,062,635.00	1,062,635.000	165,579.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R02150	FFY of Grant: 2003 FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Date 1/7/2010	Signature of Public Housing Director		Date









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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R021501- 2002	
				<b>FFY of Grant Approval:</b> _____	
<b>Type of Grant</b>					
<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: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		136,871.00	136,871.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		95,809.00	95,809.00	95,809.00
8	1440 Site Acquisition		1,100,000.00	1,100,000.00	1,100,000.00
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,368,706.00	36,026.00	36,026.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	1,368,706.00	1,368,706.00	1,368,706.00	1,195,809.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R02150 FFY of Grant: 2002 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Date <i>1/7/2010</i>	Signature of Public Housing Director		Date









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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R021501 2001	
				FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		143,504.00	143,504.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		100,453.00	100,453.00	100,453.00
8	1440 Site Acquisition		1,000,000.00	1,000,000.00	1,000,000.00
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,435,037.00	191,080.00	191,080.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	1,435,037.00	1,435,037.00	1,435,037.00	1,100,453.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R02150	
				FFY of Grant: 2001	
				FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Date 1/7/2011	Signature of Public Housing Director		Date









<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39S02150109    Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2009 ARRA Project Plan <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	257,000.00	257,000.00	39,526.82	29,511.55	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	1,885,241.00	1,885,241.00	1,649,287.00	105,120.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition	2,700,180.00	2,951,155.27	- 0-	-0-	
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
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)	4,842,421.00	4,842,421.00	1,688,813.82	134,631.55	
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					

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39S02150109      Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2009 ARRA Project Plan <b>FFY of Grant Approval:</b>
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009			<input type="checkbox"/> Final Performance and Evaluation Report		
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
Signature of Executive Director 		Date 11/7/2010	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39S02150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009 ARRA Project Plan		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ21-6-1	Nathan Barnert Homes							
A	Window Upgrading	1430		33,500.00	33,500.00	9,881.70	7,411.29	
B	Apt. & Common Area Painting	1430		15,000.00	15,000.00	3,264.22	2,448.17	
NJ21-6-2	Dr. Andrew McBride Homes							
D	Window Upgrading	1430		33,500.00	33,500.00	9,881.71	7,411.28	
E	Apt. & Common Area Painting	1430		15,000.00	15,000.00	3,264.22	2,448.17	
NJ21-7	Dr. Norman Cotton Homes							
F	Apt. & Common Area Painting	1430		15,000.00	15,000.00	3,264.22	2,448.17	
NJ21-8	Rev. William Griffin Homes							
G	Apt. & Common Area Painting	1430		15,000.00	15,000.00	3,264.22	2,448.17	
NJ21-9	Joseph Masiello Homes							
H	Apt. & Common Area Painting	1430		15,000.00	15,000.00	3,264.22	2,448.17	
NJ21-10	Gordon Canfield Plaza							
I	Apt. & Common Area Painting	1430		15,000.00	15,000.00	3,264.22	2,448.14	
PHA Wide	Demolition	1430		100,000.00	100,000.00	-0-	-0-	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Paterson		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39S02150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 2009 ARRA Project Plan		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NJ21-6-1	Nathan Barnert Homes							
A	Window Upgrading	1460		434,504.00	434,504.00	538,000.00	25,200.00	
B	Apt. & Common Area Painting	1460		169,372.00	169,372.00	95,547.83	9,120.00	
NJ21-6-2	Dr. Andrew McBride Homes							
C	Window Upgrading	1460		434,504.00	434,504.00	538,000.00	25,200.00	
D	Apt. & Common Area Painting	1460		169,372.00	169,372.00	95,547.83	9,120.00	
NJ21-7	Dr. Norman Cotton Homes							
E	Apt. & Common Area Painting	1460		169,372.00	169,372.00	95,547.83	9,120.00	
NJ21-8	Rev. William Griffin Homes							
F	Apt. & Common Area Painting	1460		169,372.00	169,372.00	95,547.83	9,120.00	
NJ21-9	Joseph Masiello Homes							
G	Apt. & Common Area Painting	1460		169,372.00	169,372.00	95,547.83	9,120.00	
NJ21-10	Gordon Canfield Plaza							
H	Apt. & Common Area Painting	1460		169,373.00	169,373.00	95,547.83	9,120.00	
PHA Wide Wide	Demolition	1485		2,700,000.00	2,700,000.00	-0-	-0-	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the City of Paterson					Federal FFY of Grant: 2009 ARRA Project Plan
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ21-6-1	7/16/2009	7/16/2009	3/31/2011		
NJ21-6-2	7/16/2009	7/16/2009	3/31/2011		
NJ21-7	7/16/2009	7/16/2009	3/31/2011		
NJ21-8	7/16/2009	7/16/2009	3/31/2011		
NJ21-9	7/16/2009	7/16/2009	3/31/2011		
NJ21-10	7/16/2009	7/16/2009	3/31/2011		
PHA Wide	8/14/2009		3/31/2011		

<sup>1</sup> 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.



**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/20011

<b>Part I: Summary</b>						
PHA Name/Number Paterson Housing Authority		Locality (City/County & State) Paterson, Passaic, N.J.			<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 2010-2011	Work Statement for Year 3 FFY 2011-2012	Work Statement for Year 4 FFY 2012-2013	Work Statement for Year 5 FFY 2013-2014
B.	Physical Improvements Subtotal	Annual Statement	1,318,840	1,196,873	1,318,840	1,238,437
C.	Management Improvements		557,536	557,536	557,536	557,536
D.	PHA-Wide Non-dwelling Structures and Equipment		0	80,000	0	0
E.	Administration		278,768	278,768	278,768	278,768
F.	Other		75,002	116,969	75,002	155,405
G.	Operations		557,536	557,536	557,536	557,536
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		2,787,682	2,787,682	2,787,682	2,787,682
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		2,787,682	2,787,682	2,787,682	2,787,682



Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 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	AMP #4			AMP #1		
Annual Statement	Energy Improvements		57,942	Operations		109,504
	Kitchen Upgrading		830,294	Management Improvements		146,718
	Replace Vinyl Flooring in Apartments		430,604			
	Operations		134,855	AMP #2		
	Management Improvements		116,637	Operations		150,488
	Administrative		0	Management Improvements		155,910
	Fees & Costs		75,002			
				Amp #3		
	AMP #1			Operations		117,463
	Operations		109,504	Management Improvements		108,271
	Management Improvements		146,718	Fees & Costs		40,187
				Roof Replacement		251,141
	AMP #2			Perimeter Fence on Roof		67,948
	Operations		150,488	Repaving Parking Lots		37,291
	Management Improvements		155,910			
				AMP #4		
	AMP #3			Operations		134,855
	Operations		117,463	Management Improvements		116,637
	Management Improvements		108,271	Fees & Costs		71,782
	Subtotal of Estimated Cost		\$ 2,433,688	Subtotal of Estimated Cost		\$ 1,508,195



Capital Fund Program—Five-Year Action Plan

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

Part III: Supporting Pages – Management Needs Work Statement(s)					
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
See Annual Statement	AMP #1		AMP #1		
	Operations	109,504	Operations	109,504	
	Management Improvements	146,718	Management Improvements	146,718	
	AMP #2		AMP #2		
	Operations	150,488	Operations	150,488	
	Management Improvements	155,910	Management Improvements	155,910	
	AMP #3		AMP #3		
	Operations	117,463	Operations	117,463	
	Management Improvements	108,271	Management Improvements	108,271	
	Fees & Costs	37,501	Fees & Costs	25,900	
	Bathroom Upgrading	248,144	Building Envelope Replacement/Repairs	97,819	
	Energy Conservation Measures	22,582			
	AMP #4		AMP #4		
	Operations	134,855	Operations	134,855	
	Management Improvements	116,637	Management Improvements	116,637	
	Fees & Costs	37,501	Fees & Costs	129,505	
	Bathroom Upgrading	248,144	Energy Conservation Measures	95,853	
			Kitchen Upgrading	799,970	
		Subtotal of Estimated Cost	\$ 1,633,718	Subtotal of Estimated Cost	\$ 2,188,893

