



**PHA Plan Update**

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

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

The PHA'S statement of planned sources and uses of financial resources for FY 2010 is as follows:

SOURCE OF FUNDS	\$ AMOUNT	PLANNED USE OF FUNDS
Public housing Operating Funds	2,530,784	Public Housing Operations
Public housing Capital Fund	1,371,678	PH CFP Activities
Annual Contributions for Sect. 8 Tenant- Based Assistance	4,077,984	Section 8 Operations
Public Housing Dwelling Rents	2,826,019	Public Housing Operations
Other Income (Non-Dwelling Rents, Investment Income, Laundry Revenues, Voucher Portability Income, Other Misc, Income)	260,000	Public Housing & Sect. 8 Operations
<b>TOTAL AMOUNT OF \$ RESOURCES</b>	<b>11,066,465</b>	

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

6.0

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

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

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

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

- Palisade Gardens, 4911 Palisade Ave. & 405-409-415-419 & 423 50<sup>th</sup> Street, West New York;
- Parkeast Gardens, 5806 & 5814 Park Ave, West New York;
- Sunshine Gardens, 5515 54<sup>th</sup> Street, West New York
- Pizzuto Gardens, 590 62<sup>nd</sup> Street, West New York
- McGowan Buidling, 6300 Adams Street, West New York
- Otis Gardens, 5800 Jefferson Street, West New York
- Kennedy Towers, 430 62<sup>nd</sup> Street, West New York; and
- At its main/central office location, the F.D. Roosevelt Building at 6100 Adams Street, West New York.

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

7.0

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

The PHA DOES NOT plan to apply for Hope IV grant funds during the Plan year, nor does it plan to engage in mixed finance modernization or development activities during the Plan year, or to conduct demolition or disposition activities during the Plan year, or to engage in the conversion of public housing , or in the development of a homeownership program during the Plan year.

8.0

**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1

**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Completed Form HUD-50075.1 for CFP FFY's 2010 and 2009 are submitted herewith.

Note: The PHA's CFFP WAS COSED-OUT DURING FY 2008.

8.2	<p><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.</p> <p>Completed Form HUD-50075.2 for CFP FFY's 2010-2014 is submitted herewith.</p>																																																																																								
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The PHA's CFFP was completed during FFY 2008 and the final Annual Statement detailing the use of CFFP proceeds has been submitted to HUD. The amount of the annual payments required to service the CFFP debt is reflected in the PHA's Annual Statements and in its Five-Year Action Plan.</p>																																																																																								
9.0	<p><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.</p> <table border="1" data-bbox="228 617 1446 1220"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income &lt;= 30% of AMI</td> <td>2700</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>4</td> <td>3</td> </tr> <tr> <td>Income &gt; 30% but &lt;=50% of AMI</td> <td>1792</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>4</td> <td>3</td> </tr> <tr> <td>Income &gt; 50% but &lt; 80% of AMI</td> <td>2254</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Elderly</td> <td>2670</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> </tr> <tr> <td>Families with Disabilities</td> <td>Not Avail</td> <td>5</td> <td>4</td> <td>4</td> <td>5</td> <td>3</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity - white</td> <td>2263</td> <td>3</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity - Black (Non-Hispanic)</td> <td>130</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity - Hispanic</td> <td>8174</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Race/Ethnicity - Native American, Asian &amp; Other</td> <td>212</td> <td>3</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <= 30% of AMI	2700	5	5	4	5	4	3	Income > 30% but <=50% of AMI	1792	5	5	4	5	4	3	Income > 50% but < 80% of AMI	2254	4	4	4	4	4	3	Elderly	2670	4	4	4	4	3	3	Families with Disabilities	Not Avail	5	4	4	5	3	3	Race/Ethnicity - white	2263	3	4	4	4	3	3	Race/Ethnicity - Black (Non-Hispanic)	130	4	4	4	4	4	3	Race/Ethnicity - Hispanic	8174	4	4	4	4	4	3	Race/Ethnicity - Native American, Asian & Other	212	3	4	4	4	3	3
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**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

**STRATEGIES –**

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

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

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

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

- Applying for additional Section 8 units, should they become available.
- Pursue housing resources other than Section 8 tenant-based or public housing assistance.

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

9.1

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

- Adopting rent policies to support and encourage work.

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

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

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

**Need: Specific Family Types: Families with disabilities.**

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

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

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

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

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

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

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

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The PHA was instrumental in the development of an additional 188 units of affordable housing in the Town of West New York over the past five years. The PHA continues to promote, on an on-going basis, adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for all low-income, very-low income, and extremely low-income families in its jurisdiction. The PHA's progress in meeting this mission and the related-goals set forth in its 5-Year Plan are evidences by: 1) a notable reductions in the PHA's public housing unit vacancies; 2) a marked decrease in public housing vacant unit turnover time; 3) timely completion of public housing modernization improvements under the PHA's CFP and CFFP; 4) the positive results of employing improved management and maintenance policies; 5) improvement in the inspections level under the PHA's Section 8 unit inspections program; 6) increase in Section 8 lease-ups as a result of an increase in the payment standard; 7) the adoption of admissions preferences and rent policies designed to support and encourage work; 8) the completion of Section 504 work items; 9) security improvements in the PHA's public housing developments; and 10) the PHA's continued provision of needed education, job training, and employment opportunities for its residents.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The basic criteria the PHA 1 uses for determining what constitutes a "significant amendment" to/of its 5-Year Plan; and what constitutes a "significant amendment" or "substantial deviation/modification" to/of its 5-Year Plan and Annual Plan are set forth in the PHA's definitions of same, which are as follows:</p> <p>The PHA will consider the following to constitute a "Significant Amendment" or "Substantial Modification":</p> <ol style="list-style-type: none"> <li>1) Changes to rent or admissions policies or organization of the waiting list;</li> <li>2) Changes to Grievance Procedures;</li> <li>3) Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or changes in use of replacement reserve funds under the Capital Fund;</li> <li>4) Any change with regard to Demolition, Disposition, Designation, Homeownership programs or Conversion activities.</li> </ol> <p>The PHA will consider the following to constitute a "Substantial Deviation" from the Five-Year Plan:</p> <ol style="list-style-type: none"> <li>1) Any substantial deviation from or modification of the PHA's Mission Statement or any substantial modification to the PHA's goals and/or objectives.</li> </ol> <p>An exception to the above definitions will be made for any of the above cited actions that are adopted by the PHA to reflect changes in HUD regulatory requirements; such changes will not be considered to be "Significant Amendments" or "Substantial Modifications" or "Substantial Deviations"</p>
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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> <ol 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> </ol>
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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.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

WEST NEW YORK HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

PHA OPERATING SUBSIDY, PUBLIC HOUSING CFP, SECTION 8 HCV PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

ROBERT A DIVINCENT

Title

EXECUTIVE DIRECTOR

Signature

X 

Date

6/30/10

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**ATTACHMENT TO FORM HUD-50070**

**West New York Housing Authority site locations for performance of work with regard to Public Housing Operations, Public Housing CFP and Section 8 HCV Program:**

Pallsade Gardens, 4911 Pallsade Avenue & 405, 409, 415, 419 & 423 50th Street, West New York, Hudson County, NJ 07093

Parkeast Gardens, 5806 & 5814 Park Avenue, West New York, Hudson County, NJ 07093

Sunshine Gardens, 515-54<sup>th</sup> Street, West New York, Hudson County, NJ 07093

Pizzuto Gardens, 590-62<sup>nd</sup> Street, West New York, Hudson County, NJ 07093

Mc Gowan Building, 6300 Adams Street, West New York, Hudson County, NJ 07093

Otis Gardens, 5800 Jefferson Street, West New York, Hudson County, NJ 07093

Kennedy Towers, 430-62<sup>nd</sup> Street, West New York, Hudson County, NJ 07093; and

at its main/central office location, the F.D. Roosevelt Building at 6100 Adams Street, West New York, Hudson County, NJ 07093

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

WEST NEW YORK HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

PHA OPERTING SUBSIDY, PUBLIC HOUSING CFP, SECTION 8 HCV PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

ROBERT A. DIVINCENT

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

6/30/10

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

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

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

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

West New York Housing Authority  
PHA Name

NJ030  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Edmond Monti	Title: Chairman
Signature 	Date 6/30/2010

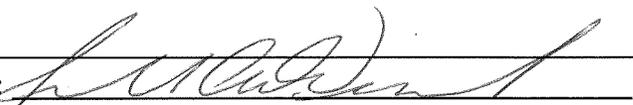
**DISCLOSURE OF LOBBYING ACTIVITIES**

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: <sup>4c</sup>	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> HUD	<b>7. Federal Program Name/Description:</b> CFP CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i> N/A	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Robert A. DiVincent Title: Executive Director Telephone No.: 201-868-6100      Date: 0/30/2010	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**West New York Housing Authority**  
**Resident Advisory Board (RAB) Meeting**

**Meeting Date, Time and Place:** June 22, 2010

Meeting Purpose: Review of draft copies of PHA's 5-Year Plan for FY's 2010-2014 and PHA's Annual Plan for FY 2009, provision of input on Plans and comments of RAB members regarding such Plans.

Names of RAB Members Present: None Present

Names of PHA Representatives Present: Richard Keefe, CFP Coordinator

**Names of Non-RAB Residents and other Persons Present:** None present.

**Meeting Summary and RAB Comments:** PHA made the above reference materials available for review.

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

The PHA made available for review by RAB members prior to the time of the subject meeting a draft of its 5-Year Plan for FY's 2010-2014 and its Annual Plan for 2010 members provided input on the Plans by making positive and supportive comments with regard to the materials the PHA proposed for inclusion in the Plans. The RAB members did not recommend any changes in the material reviewed, in fact, they voiced their support of the Plans.

No written comments were submitted.

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

The PHA's review and analysis of the RAB comments resulted in a finding that all of the same were supportive of the proposals set forth in the PHA's draft copy of its 5-Year Plan for FY's 2010-2014 and its Annual Plan for 2010, therefore, the PHA decided to include all of the said proposals in the final Plan to be submitted to HUD.

Submitted By: \_\_\_\_\_

(Robert A. DiVincent, Executive Director)

Date: \_\_\_\_\_

6/30/10

# Civil Rights Certification

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

## Civil Rights Certification

### Annual Certification and Board Resolution

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

West New York Housing Authority

NJ030

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

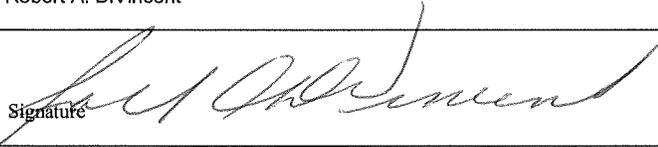
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Robert A. DiVincent

Title

Executive Director

Signature 

Date 06/24/2010

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Capital Fund Program Grant No: NJ39P030501-10		FFY of Grant Approval: 2010	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	70,000			
3	1408 Management Improvements	75,000			
4	1410 Administration (may not exceed 10% of line 21)	60,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	82,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000			
10	1460 Dwelling Structures	528,244.14			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,000			
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  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name:	Grant Type and Number		
HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Capital Fund Program Grant No: NJ 39F030501-10 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		
	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	496,819.86	
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,367,064	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

<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  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Capital Fund Program Grant No: NJ39P030501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	70,000	0		0
3	1408 Management Improvements	75,000	0		0
4	1410 Administration (may not exceed 10% of line 21)	60,000	0		0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	82,000	0		0
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000	0		0
10	1460 Dwelling Structures	512,858.14	0		0
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	0		0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,000	0		0
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  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009 FFY of Grant Approval: 2009			
PHA Name: <b>HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK</b>	Grant Type and Number Capital Fund Program Grant No: NJ39P030501-09 Replacement Housing Factor Grant No: Date of CFFP:				
<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"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	496,819.86		0	0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,371,678.00		0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	75,000		0	0
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	210,000		0	0
<b>Signature of Executive Director</b>		<b>Date 6/24/10</b>		<b>Signature of Public Housing Director</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.











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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: WEST NEW YORK HOUSING AUTHORITY		Capital Fund Program Grant No: NJ39S030501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1 )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> 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	150,000	59,688.40	57,688.40	31,660
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,731,628	1,823,939.60	1,823,939.60	980,739.39
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  
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U.S. Department of Housing and Urban Development  
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<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: NJ39S030501-09 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input checked="" 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: 3/31/10		<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>
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
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)	1,881,628	1,811,628
21	Amount of line 20 Related to LBP Activities		1,012,399.39
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

<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 CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.











<b>Part I: Summary</b>		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
PHA Name/Number		TOWN OF WEST NEW YORK, HUDSON COUNTY, NEW JERSEY				
Development Number and Name	Work Statement for Year 1 FFY 10/1/10-9/30/11	Work Statement for Year 2 FFY 10/1/11-9/30/12	Work Statement for Year 3 FFY 10/1/12-9/30/13	Work Statement for Year 4 FFY 10/1/13-9/30/14	Work Statement for Year 5 FFY 10/1/14-9/30/15	
A. Ha-Wide						
B. Physical Improvements Subtotal	502,898.00	502,898.00	502,898.00	502,898.00	502,898.00	502,898.00
C. Management Improvements	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00
D. PHA-Wide Non-dwelling Structures and Equipment	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00
E. Administration	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00
F. Other	92,000.00	92,000.00	92,000.00	92,000.00	92,000.00	92,000.00
G. Operations	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00
H. Demolition	0	0	0	0	0	0
I. Development	0	0	0	0	0	0
J. Capital Fund Financing – Debt Service	496,820.00	496,820.00	496,820.00	496,820.00	496,820.00	496,820.00
K. Total CFP Funds	1,361,718.00	1,361,718.00	1,361,718.00	1,361,718.00	1,361,718.00	1,361,718.00
L. Total Non-CFP Funds	0	0	0	0	0	0
M. Grand Total	1,361,718.00	1,361,718.00	1,361,718.00	1,361,718.00	1,361,718.00	1,361,718.00



**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 10/1/10-9/30/11	Work Statement for Year <u>2011</u> FFY 10/1/11-9/30/12		Work Statement for Year <u>2012</u> FFY 10/1/12-9/30/13			
	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 Annual Statement	<p><b>HA-WIDE:</b> SITE IMPROVEMENTS - including erosion control and site drainage improvements, landscaping, improvement of pedestrian walkways, curbing, masonry, barrier walls, fencing, play and recreation areas and equipment, parking areas, site lighting and other site utilities.</p>	20% of Sites	\$52,898.00	<p><b>HA-WIDE:</b> SITE IMPROVEMENTS – including erosion control and site drainage improvements, landscaping, improvement of pedestrian walkways, curbing, masonry, barrier walls, fencing, play and recreation areas and equipment, parking areas, site lighting and other site utilities.</p>	20% of sites	\$52,898.00
See Annual Statement	<p>UPGRADE MECHANICAL SYSTEMS – including plumbing, pumps, valves, emergency generating equipment and circuitry and controls, fire suppression and alarm systems, electronic security and surveillance systems, emergency call systems, waste disposal systems, natural gas systems, heating, cooling and ventilation systems, hot water and domestic cold water systems, sanitary sewer systems, elevator and other mechanical systems, controls and monitoring equipment.</p>	10% Of combined systems	\$250,000.00	<p>UPGRADE MECHANICAL SYSTEMS – including plumbing, pumps, valves, emergency generating equipment and controls, electric circuitry and controls, fire suppression and alarm systems, electronic security and surveillance systems, emergency call systems, waste disposal systems, natural gas systems, heating, cooling and ventilation systems, hot water and domestic cold water systems, sanitary sewer systems, elevator and other mechanical systems, controls and monitoring equipment.</p>	10% of combined systems	\$250,000.00





**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 10/1/10-9/30/11	Work Statement for Year 2013 FFY 10/1/13-9/30/14		Work Statement for Year 2014 FFY 10/1/14-9/30/15			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost

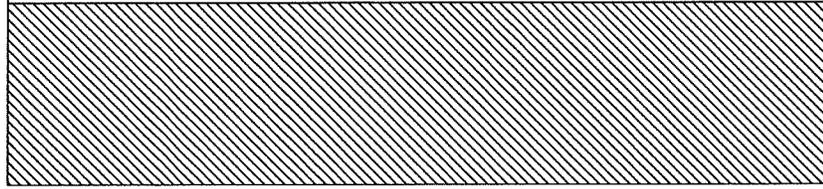
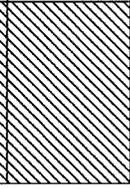
**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
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See Annual	<p><b>HA-WIDE:</b> SITE IMPROVEMENT – including erosion control and site drainage improvements, landscaping, improvement of pedestrian walkways, curbing, masonry, barrier walls, fencing, play and recreation areas and equipment, parking areas, site lighting and other site utilities.</p>	20% of sites	\$52,898.00		<p><b>HA-WIDE</b> SITE IMPROVEMENTS – including erosion control and site drainage improvements, landscaping, improvement of pedestrian walkways, curbing, masonry, batter walls, fencing, play and recreation areas and equipment, parking areas, site lighting and other site utilities.</p>	20% of sites	\$52,898.00
Statement	<p><b>UPGRADE MECHANICAL SYSTEMS – including plumbing, pumps, valves, emergency generating equipment and controls, electric, circuitry and controls, electronic security and surveillance systems, emergency call systems, waste disposal systems, natural gas systems, heating, cooling and ventilation systems, hot water and domestic cold water systems, sanitary sewer systems, elevator and other mechanical systems, controls and monitoring equipment.</b></p>	10% of combined systems	\$250,000.00		<p><b>UPGRADE MECHANICAL SYSTEMS – including plumbing, pumps, valves, emergency generating equipment and controls, electric circuitry and controls, electronic security and surveillance systems, emergency call systems, waste disposal systems, natural gas systems, heating, cooling and ventilation systems, hot water and domestic cold water systems, sanitary sewer systems, elevator and other mechanical systems, controls and monitoring equipment..</b></p>	10% of combined systems	\$250,000.00

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

U.S. Department of Housing and Urban Development  
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	<p>DWELLING STRUCTURE UPGRADES AND IMPROVEMENTS – including modernization of kitchens and bathrooms, installation of apartment and common area floor coverings, upgrade building entry systems, replacement of apartment entry doors and hardware, replacement of fire doors, upgrading and renovation of common areas, window system replacements, roof replacements, improvements to exterior areas of building surfaces, including re-pointing and waterproofing, masonry repair and other improvements.</p>	<p>10% of Bldgs.</p>	<p>\$170,000.00</p>	<p>DWELLING STRUCTURE UPGRADES AND IMPROVEMENTS – including modernization of kitchens and bathrooms, installation of apartment and common area floor coverings, upgrade building entry systems, replacement of apartment entry doors and hardware, replacement of fire doors, upgrading and renovation of common building areas, window replacements, roof replacements, improvements to exterior areas of building surfaces, including re-pointing and waterproofing, masonry repair and other improvements.</p>	<p>10% if Bldgs.</p>	<p>\$170,000.00</p>
	<p>DWELLING EQUIPMENT – replacement of stoves and refrigerators.</p>	<p>2% of Bldg. dwelling units</p>	<p>\$30,000.00</p>	<p>DWELLING EQUIPMENT – replacement of stoves and refrigerators.</p>	<p>2% of Bldg. dwelling units.</p>	<p>\$30,000.00</p>
