

PHA 5-Year and Annual Plan

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

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

1.0 **PHA Information**
 PHA Name: HOUSING AUTHORITY OF THE BOROUGH OF RED BANK PHA Code: NJ046
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 01/01/2010

2.0 **Inventory** (based on ACC units at time of FY beginning in 1.0 above) Number of HCV units: 260
 Number of PH units: 90

3.0 **Submission Type** 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 **PHA Consortia** 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	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 **5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 **Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:
 ATTACHED

5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
 ATTACHED

6.0 **PHA Plan Update**
 (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
 NONE
 (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.
 Housing Authority of the Borough of Red Bank
 Administration Building, 52 Evergreen Terrace, PO Box 2158
 Red Bank, New Jersey 07701

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.*

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 CFPF financing.

8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.

8.3 **Capital Fund Financing Program (CFPP).**
 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>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

PHA Certifications of Compliance with PHA Plans and Related Regulations

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2010, 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 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.

Housing Authority of the Borough of Red Bank

NJ046

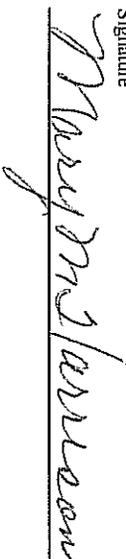
PHA Name

PHA Number/HA Code

XX 5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official	Title
Mary M. Harrison	PHM, Executive Director
Signature	Date
	11-12-09

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

HOUSING : AUTHORITY BOROUGH OF RED BANK

Program/Activity Receiving Federal Grant Funding

NJ39P046501-10

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 Federalagency 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

MARY M. HARRISON, PHM

Signature

Mary M. Harrison

Title

EXECUTIVE DIRECTOR

Date

11-15-09

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.

HOUSING AUTHORITY BOROUGH OF RED BANK NJ046
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	Title	Date
MARY M. HARRISON, PHM.	EXECUTIVE DIRECTOR	
Signature 		11-12-09

Certification of Payments to Influence Federal Transactions

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

Applicant Name

HOUSING AUTHORITY BOROUGH OF RED BANK

Program/Activity Receiving Federal Grant Funding
CAPITAL FUND/OPERATING SUBSIDY

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.

(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.

(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.

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)

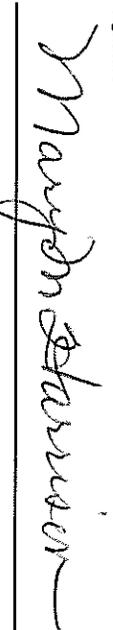
Name of Authorized Official

MARY M. HARRISON

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

11/12/2009

HOUSING AUTHORITY BOROUGH OF RED BANK

MISSION STATEMENT

The mission of the Housing Authority of the Borough of Red Bank is the same as that of the United States Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable living environment which is free from discrimination.

Mary M. Harrison, PHM
Executive Director

HOUSING AUTHORITY BOROUGH OF RED BANK
GOALS AND OBJECTIVES
PHA 5-YEAR AND ANNUAL PLAN
2010 TO 2014

HUD Strategic Goal

To increase the availability of decent, safe, and affordable housing

PHA Goal

- A. Expand the supply of assisted housing by reducing the public housing vacancies to 0%.
- B. Improve the quality of assisted housing by improving the scores of our PHAS (public housing management assessment) and SEMAP (voucher management assessment) to 100%. Concentrate on efforts to improve specific management functions by reducing unit turnaround times and the recruiting of new section 8 landlords. Renovate or modernize 100% of all public housing units in need.
- C. Increase assisted housing choices by providing voucher mobility counseling to 100% of participants in need of same. Conduct outreach efforts to potential housing choice voucher program landlords.

HUD Strategic Goal

Improve community quality of life and economic vitality

PHA Goal

- A. Provide an improved living environment by the implementation of measures to deconcentrate poverty by bringing higher income public housing households into lower income developments AS NEEDED and implementing public housing security improvements 100% AS NEEDED.

HUD Strategic Goal

Promote self-sufficiency and asset development of families and individuals

PHA Goal

- A. Promotion of self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families BY 100%, providing or attracting supportive services to improve assistance recipients' employability by 100%, and provide or attract supportive services to increase independence for the elderly or families with disabilities.

HUD Strategic Goal
Ensure Equal Opportunity in Housing for all Americans

PHA GOAL

- A. Ensure equal opportunity and affirmatively further fair housing by the undertaking of affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability maintainable at 100%, undertaking of 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 to be maintained at 100%, and undertake measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required, also maintainable at 100%.

HOUSING AUTHORITY BOROUGH OF RED BANK

STRATEGY FOR ADDRESSING NEEDS

PHA 5-YEAR AND ANNUAL PLAN

2010 TO 2014

Need: Shortage of affordable housing for all eligible populations

- A. Maximize the number of affordable units available to the PHA within its current resources by:
1. Employing effective maintenance and management policies to minimize the number of public housing units off-line.
 2. Reduce turnover time for vacated public housing
 3. Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
 4. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
 5. Maintain or increase section 8 lease-up rates by marketing to program owners, particularly those outside of areas of minority and poverty concentration.
 6. Maintain or increase section 8 lease-up rates by effectively screening section 8 applicants to increase owner acceptance of program.
 7. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- B. Increase the number of affordable housing units by:
1. Pursuing housing resources other than public housing or section 8 tenant-based assistance.

Need: Specific family types: Families at or below 30% of median

A. Target available assistance to families at or below 30% of AMI by adopting rent policies to support and encourage work.

Need: Specific family types: Families at or below 50% of median

- A. Target available assistance to families at or below 50% of AMI by:
1. Employing admissions preferences aimed at families who are working.
 2. Adoption of rent policies that support and encourage work.

Need: Specific family types: The elderly

A. Target available assistance to the elderly by applying for special-purpose vouchers targeted to the elderly, should they become available.

Need: Specific family types: Families with disabilities

- A. Target available assistance to families with disabilities by:
1. Carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
 2. Apply for special-purpose vouchers targeted to families with disabilities should they become available.
 3. Affirmatively market to local non-profit agencies that assist families with disabilities.

Need: Specific family types: Races or ethnicities with disproportionate housing needs.

- A. Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by affirmatively marketing to races/ethnicities shown to have disproportionate housing needs.
- B. Conduct activities to affirmatively further fair housing by:
 - 1. Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
 - 2. Market the section 8 program to owners outside the areas of poverty/minority concentrations.

The following are factors that influenced our selection of strategies we will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

Housing Authority of the Borough of Red Bank

EVERGREEN TERRACE
P.O. BOX 2158 RED BANK, NEW JERSEY 07701
(732) 741-1808
FAX (732) 741-0104
TDD: 1-800-852-7899

MARY M. HARRISON
EXECUTIVE DIRECTOR

CYNTHIA WEBSTER
CHAIRPERSON



Resolution No. 495

AUTHORIZING AN ATTACHMENT ENTITLED "VIOLENCE AGAINST WOMEN ACT (VAWA) LEASE PROVISIONS" TO THE HOUSING AUTHORITY OF THE BOROUGH OF RED BANK'S PUBLIC HOUSING DWELLING LEASE.

BE IT RESOLVED, that the attachment annexed hereto and entitled "Violence Against Women Act (VAWA) Lease Provisions", shall be included as an attachment to the Housing Authority of the Borough of Red Bank's public housing dwelling lease effective this date.

Adopted *Mary M. Spawna*
Secretary

Date: November 10, 2009

Housing Authority of the Borough of Red Bank

EVERGREEN TERRACE
P.O. BOX 2158 RED BANK, NEW JERSEY 07701
(732) 741-1808
FAX (732) 741-0104
TDD: 1-800-852-7899



CYNTHIA WEBSTER
CHAIRPERSON

MARY M. HARRISON
EXECUTIVE DIRECTOR

Resolution No. 495A

AUTHORIZING AN ATTACHMENT ENTITLED "VIOLENCE AGAINST WOMEN ACT (VAWA)" TO THE HOUSING CHOICE VOUCHER HAP CONTRACT OF THE HOUSING AUTHORITY OF THE BOROUGH OF RED BANK.

BE IT RESOLVED, that the attachment annexed hereto and entitled "Violence Against Women Act (VAWA) Provisions", shall be included as an attachment to the HAP contract effective this date.

Adopted *Mary M. Harrison*

Date: November 10, 2009

Housing Authority of the Borough of Red Bank

EVERGREEN TERRACE
P.O. BOX 2158 RED BANK, NEW JERSEY 07701
(732) 741-1808
FAX (732) 741-0104
TDD: 1-800-852-7899

MARY M. HARRISON
EXECUTIVE DIRECTOR

CYNTHIA WEBSTER
CHAIRPERSON



Attachment to Public Housing Dwelling Lease
Re: Violence Against Women Act (VAWA)

Lease Provisions

If a member of the tenant's household, or their guest or other person under their control engages in criminal activity directly relating to domestic violence, dating violence, or stalking, such conduct shall not be cause for termination of the lease or occupancy rights, of the victim, if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence or stalking.

One or more incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy or occupancy right of the victim of such violence.

Nothing in this lease revision prohibits the housing authority from evicting the member of the household who has engaged in actual or threatened actions of domestic violence, dating violence, or stalking.

A resident who claims as a defense to an eviction action that the eviction action is brought because of criminal activity directly relating to domestic violence, dating violence or stalking, must provide a written certification in a form provided by the Housing Authority or substantially similar thereto, that they are victim of domestic violence, dating violence, or stalking, and that the incident or incidents which are the subject of the eviction notice are bona fide incidents of actual or threatened abuse. This written certification must be provided within fourteen days after the Housing Authority requests the certification in writing, which may be the date of the termination of lease letter. It may also be the date of any other written communication from the Housing Authority stating that the tenant is subject to eviction due to the incident which the tenant then wishes to allege was a bona fide instance of actual or threatened abuse. The certification requirement may be complied with by completing the certification form which is available from the Housing Authority office. Information provided in the certification form shall be retained in confidence, shall not be entered into a shared data base, and shall not be provided to a related entity unless the tenant consents in writing, the information is required for use in eviction proceedings, or its use is otherwise required by law.

The Housing Authority may bifurcate the lease under, in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant:

The Housing Authority may evict a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the Housing Authority does not subject an individual who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate. A victim tenant who allows a perpetrator to violate a court order relating to the act or acts of violence is subject to eviction. A victim tenant who allows a perpetrator who has been barred from property to come onto Housing Authority property, including but not limited to the victim's apartment and any other area under their control, is subject to eviction.

The Housing Authority may terminate the tenancy if the public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the Housing Authority if that tenant's tenancy is not terminated; and

None of these provisions shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault, or stalking.

For the purposes of this attachment to the Public Housing Dwelling Lease and the lease provisions herein set forth, the following definitions apply:

"Domestic Violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is in cohabitation or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under domestic or family violence laws, or by any other person against an adult or youth victim who is protected from that person's act under the domestic or family violence laws;

"Dating Violence" is defined as violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such relationship shall be determined based on a consideration of the length of the relationship, the type of relationship, and the frequency of interaction between the persons involved in the relationship;

"Stalking" is defined as follows: pursuing, or repeatedly committing acts with the intent to kill, injure, harass, or intimidate another person; or placing under surveillance with the intent to kill, injure or intimidate another person; and, in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, placing a person in reasonable fear of death or serious body injury or causing substantial emotional harm to that person, a member of the immediate family of that person; or the spouse or intimate partner of that person.

"Immediate Family Member", with respect to a person, is identified as a spouse, parent, brother or sister, or child of that person, or an individual to whom that person stand in loco parent is; or any other person living in the household of that person and related to the person by blood or marriage.

A FACT SHEET

The Violence Against Women Act – Landlord Rights and Responsibilities

The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified recipients of HUD assisted housing from adverse actions (evictions/terminations of assistance) solely as a result of being a victim of domestic violence, dating violence or stalking.

HUD has recently issued a revised Housing Assistance Payments contract (form HUD 52641) and revised Tenancy Addendum (form HUD 52641A) that include the new VAWA provisions. When executing these revised forms, landlords should pay particular attention to Section 8 e in the HAP contract (pages 8-9) and Section 8 e (page 3) in the tenancy Addendum, both titled Termination of Tenancy by Owner, Protections for Victims of Abuse.

The revised HAP Contract and Tenancy Addendum incorporate the following requirements:

- An incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violation of the lease or other good cause for termination of the assistance or tenancy.
- Criminal activity directly related to abuse engage in by a household member, guest or other person should not be cause for termination of assistance if the tenant or an immediate member of the household is the victim or threatened victim of the abuse.
- The PHA may terminate assistance or the owner may remove from the lease only the person who has committed the abuse against another family member.
- The Act does not limit the authority of a PHA to honor court orders addressing rights of access or control of property including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members.
- The Act does not limit the Authority of an owner to evict or the PHA to terminate assistance to any tenant if the owner or PHA can demonstrate an actual and imminent threat to other tenants or to employees if the tenant is not evicted or terminated from assistance.
- The Act does not supersede any provision of any federal, state or local law that provides for a greater degree of protection.

Be aware that Section 8 landlords are subject to these provisions immediately, regardless of whether they have or have not executed the revised HAP contract or lease.

Landlords who wish to review the actual language of the legislation are referred to Public Law 109-162 and Public Law 109-271, available via an Internet link on Thomas (the Library of Congress website, located at <http://thomas.loc.gov/>). For additional clarification, please contact your local administrator of the Section 8 program.

Public reporting burden: for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. Information provided is to be used by PHAs and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Purpose of Form: The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Use of Form: A family member must complete and submit this certification, or the information that may be provided in lieu of the certification, within 14 business days of receiving the written request for this certification by the PHA, owner or manager. The certification or alternate documentation must be returned to the person and address specified in the written request for the certification. If the family member has not provided the requested certification or the information that may be provided in lieu of the certification by the 14th business day or any extension of the date provided by the PHA, manager and owner, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively "domestic violence") under the Section 8 or public housing programs apply.

Note that a family member may provide, in lieu of this certification (or in addition to it): (1) A Federal, State, tribal, territorial, or local police or court record; or
(2) Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation.

TO BE COMPLETED BY THE VICTIM OF DOMESTIC VIOLENCE:

Date Written Request Received By Family Member:

Name of the Victim of Domestic Violence:

Name(s) of other family members listed on the lease:

Name of the abuser:

Relationship to Victim:

Date the incident of domestic violence occurred:

Time:

Location of Incident:

Name of victim: _____

Description of Incident:

[INSERT TEXT LINES HERE]

I hereby certify that the information that I have provided is true and correct and I believe that, based on the information I have provided, that I am a victim of domestic violence, dating violence or stalking and that the incident(s) in question are bona fide incidents of such actual or threatened abuse. I acknowledge that submission of false information relating to program eligibility is a basis for termination of assistance or eviction.

Signature: _____ Executed on (Date) _____

All information provided to a PHA, owner or manager relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence shall be retained in confidence by an owner and shall neither be entered into any shared database nor provided to any related entity, except to the extent that such disclosure is (i) requested or consented to by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance; or (iii) otherwise required by applicable law.

Part I: Summary	
PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39PO46501-10 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010	FFY of Grant Approval: 2010

Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies	
Summary by Development Account <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost	Obligated	Expended
1	Total non-CFFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ²	\$5,000		
3	1408 Management Improvements	\$4,000		
4	1410 Administration (may not exceed 10% of line 21)	\$5,000		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$19,000		
8	1440 Site Acquisition			
9	1450 Site Improvement	\$17,000		
10	1460 Dwelling Structures	\$23,724.86		
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,000		
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

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

Part I: Summary	
PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39Q46501-10 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emmergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	
<input type="checkbox"/> Original Annual Statement and Evaluation Report (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost	Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$39,275.14			
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$115,000			
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 <i>Mary Morrison</i>		Signature of Public Housing Director		Date 11-13-09		

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

Part I: Summary	
PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39PO46501-09 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009	FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:1)
 Final Performance and Evaluation Report

Summary by Development Account Total Estimated Cost Revised² Obligated Total Actual Cost¹

Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²	\$10,000	0		
3	1408 Management Improvements	\$6,000	0		
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$29,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$27,681	\$75,681		
11	1465.1 Dwelling Equipment—Nonexpendable	\$3,000	0		
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 ³				

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 and Evaluation may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary PHA Name: Red Bank Housing Authority Grant Type and Number Capital Fund Program Grant No: NJ39P046501-09 Replacement Housing Factor Grant No: Date of CFFP: FFY of Grant:2009 FFY of Grant Approval: 2009		Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	Original			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$40,177		\$40,177	
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$115,858		\$115,858	
21	Amount of line 20 Related to LBP Activities	\$0		\$0	
22	Amount of line 20 Related to Section 504 Activities	\$0		\$0	
23	Amount of line 20 Related to Security - Soft Costs	\$0		\$0	
24	Amount of line 20 Related to Security - Hard Costs	\$0		\$0	
25	Amount of line 20 Related to Energy Conservation Measures	\$0		\$0	
Signature of Executive Director		Signature of Public Housing Director		Date	

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

Part II: Supporting Pages

PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: Nj39PO46501-09 CFPP (Yes/No): YES Replacement Housing Factor Grant No:	Federal FFY of Grant: 2009
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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			
1. HA-WIDE	1. Operations	1406		\$10,000	\$0		Funds Obligated ² Funds Expended ²	
	2. Commissioners, E.D. & Staff Training	1408		\$3,500	\$0			
	3. Computer Software	1408		\$2,500	\$0			
	4. A/E Services	1430		\$20,000	\$0			
	5. MOD Coordinator Services	1430		\$9,000	\$0			
	6. Refrigerators & Stoves	1465.1		\$3,000	\$0			
	7. Debt Service to Upgrade Kitchens; Replace Entry & Storm Doors & Replace Roofs	9000		\$40,177	\$40,177			
	1. Upgrade Community Room; Kitchen Upgrades; Apartment Flooring & Exterior Fascia	1460		\$27,681	\$75,681			
	GRAND TOTAL				\$115,858	\$115,858		

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 I: Summary
PHA Name: Red Bank Housing Authority

Grant Type and Number: Capital Fund Program Grant No: NJ39PQ46501-08
Replacement Housing Factor Grant No: _____
Date of CFFP: _____

FFY of Grant: 2008

Type of Grant:
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 6/30/2009
 Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: _____)
 Revised Annual Statement
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
1	Total non-CFF Funds	Original			Expended
2	1406 Operations (may not exceed 20% of line 21) ³	23,000	0	0	0
3	1408 Management Improvements	6,000	0	0	0
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	24,067.31	0	0	0
10	1460 Dwelling Structures	7,600	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Expires 4/30/2011

Part I: Summary

PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P046501-08 Replacement Housing Factor Grant No:	FFY of Grant: 2008
Type of Grant <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		FFY of Grant: 2008

Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA	Original			Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	35,889.69		35,889.69	0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	125,557		35,889.69	0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	0			
Signature of Executive Director		Date		Signature of Public Housing Director	
Date		Date		Date	

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

Part II: Supporting Pages

PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: N139PO46501-08 CFPP (Yes/No): YES Replacement Housing Factor Grant No:	Federal FFY of Grant: 2008
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Cost			Status of Work
				Total Estimated Cost	Total Actual Cost	Funds Expended ²	
1. HA-WIDE NJ046000001	1. Operations	1406	23,000	0	0		
	2. Commissioners?Staff Training	1408	3,500	0	0		
	3. Upgrade Computer Software	1408	2,500	0	0		
	4. A/E Services	1430	20,000	0	0		
	5. MOD Coordinator Services	1430	9,000	0	0		
	6. Debt Service	9000	35,889.69	35,889.69	0		
	7. Upgrade Parking Lot	1450	24,067.31	0	0		
	8. Repair Foundations	1460	7,600	0	0		
GRAND TOTAL			125,557	35,889.69	0		

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 I: Summary

PHA Name: Red Bank Housing
 Authority
 Grant Type and Number
 Capital Fund Program Grant No: NJ39PO46501-07
 Replacement Housing Factor Grant No:
 Date of CFFP:
 FFY of Grant: 2007
 FFY of Grant Approval: 2007

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending:
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ²	23,792	23,792	23,792	23,792
3	1408 Management Improvements	13,000	0	0	0
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,400	28,660	28,660	28,660
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	30,274.91	30,014.91	30,014.91	
11	1465.1 Dwelling Equipment—Nonexpendable				30,014.91
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
		Total Estimated Cost	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated	Expended

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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary	
PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: N139P046501-07
FFY of Grant: 2007	FFY of Grant Approval: 2007
Date of CFFP:	Replacement Housing Factor Grant No:

<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"/> Final Performance and Evaluation Report	
Type of Grant	Summary by Development Account

Line	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
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18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	36,492.09	36,492.09	0
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	118,959	118,959	82,466.91
21	Amount of line 20 Related to LBP Activities	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0

Signature of Executive Director <i>Mary M. Morrison</i>		Date 12/18/09	Signature of Public Housing Director		Date
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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 CFF Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Red Bank Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39PO46501-07 CFPP (Yes/No): YES Replacement Housing Factor Grant No:	Federal FFY of Grant: 2007
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Cost			Status of Work
				Total Estimated Cost	Total Actual Cost	Funds Expended ²	
1. HA-WIDE NJ046000001	1. Operations	1406	23,792	23,792	23,792	23,792	
	2. Commissioners/Staff Training	1408	3,500	0	0	0	
	3. Computer Software	1408	9,500	0	0	0	
	4. A/E Services	1430	10,000	19,660	19,660	19,660	
	5. MOD Coordinator Services	1430	5,400	9,000	9,000	9,000	
	6. Dwelling Renovations & Structural Improvements	1460	30,274.91	21,590.56	21,590.56	21,590.56	
	7. Apartment Flooring;Kitchen Upgrades Community Room Upgrades; and Exterior Fascia	1460	0	8424.35	8424.35	8424.35	
	8. Debt Service	9000	36,492.09	36,492.09	36,492.09	0	
	GRAND TOTAL		118,959	118,959	118,959	82,466.91	

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.

