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 Keansburg PHA Code: NJ060
PHA Type: ☒ Small ☐ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: 80 Number of HCV units: 252

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 Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

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

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

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

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. **See following pages.**

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.* **Not 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 CFFP financing. **Attached**

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. **Attached**

8.3 Capital Fund Financing Program (CFFP).
☒ 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 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. **See following pages.**

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See following pages.**

10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **See following pages.**

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) **Attached** (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **Attached** (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **Attached** (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) **Attached** (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) **Not applicable - No lobby activities** (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. **Attached- See following pages.** (g) Challenged Elements **Not applicable** (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **Attached** (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **Attached**

5.0 Five-Year Plan

5.1 Mission

The mission of the Housing Authority of the Borough of Keansburg is to promote adequate and affordable housing, economic opportunity and a suitable living environments free from discrimination.

5.2 Goals and Objectives

PHA Goal: Renovate and modernize public housing units - Replace or upgrade Granville Towers building piping and electrical wiring systems.

PHA Goal: Renovate and modernize public housing units - Enhance the building appearance and amenities at Granville Towers to attract higher income residents.

PHA Goal: Improve community quality of life and economic vitality.

PHA Goal: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities- Provide or attract supportive services to increase independence for the elderly and families with disabilities.

PHA Goal: Improve maintenance of public housing - Provide training to PHA staff to improve performance.

PHA Goal: Improve screening of Section 8 applicants.

6.0 PHA Plan Update

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

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

(b) The Housing Authority's Five-Year and Annual Plans are available for review by the public at the Authority's central office: 1 Church Street, Keansburg, New Jersey.

6.0 PHA Plan Elements

1. **Financial Resources:** The Authority anticipates that it will have a total of approximately $3,860,932.50 available to operate its various programs and activities during the next year. These funds will be from federal grants received during this year, unobligated funds from federal grants received in previous years, rental income and non-federal income sources.

Financial Resources:		
Sources	**Planned Funds**	
1. **Federal Grants**	.	
a) Public Housing Operating Fund	$219,970.00	
b) Public Housing Capital Fund	87,596.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,953,980.00	
f) Resident Opportunity and Self-Sufficiency Grants	200,000.00	
g) Community Development Block Grant		
h) Family Self-Sufficiency Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2009 Capital Grant Funds	58,886.50	
3. Public Housing Dwelling Rental Income		
Rental Income	311,150.00	
Laundry/Sales & Service	26,000.00	
4. Other income (list below)		
4. Non-federal sources (list below)		
Interest Income	3,350.00	
Total Resources	$3,860,932.50	

8.0 Capital Improvements

The Authority has established the capital needs that it intends to address during this year and in subsequent years. These needs are detailed in the Annual Statement for the Federal Fiscal Year 2010 Capital Fund Program Grant NJ39-P060-50110; the Performance and Evaluation Reports for the FFYs 2007-2009 CFP Grants NJ39-P060-50107, -50108 and 50109; the Performance and Evaluation Report for the FFY 2010 Stimulus Formula CFP Grant Number NJ39-S060-50109; and the CFP Five-Year Action Plan for FFYs 2010-2014, which are attached to this PHA Annual Plan. The Authority has $-- of unobligated funds from previous Capital Fund Program grants (as of 12/31/2009) and anticipates an additional $90,000 of CFP funds in FY 2010. The Housing Authority will use these funds for various capital and management improvements at Granville Towers, AMP NJ060000001

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

9.0 Housing Needs.

Housing Needs of Families in the Borough of Keansburg

The following table shows the housing needs of families on the Housing Authority's Public Housing waiting lists.

Housing Needs of Families on the Public Housing Waiting List			
	Number of families	% of total families	Annual Turnover
Waiting list total	72		15
Extremely low income <=30% AMI	72	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	19	28%	
Families with Disabilities	50	72%	
White	69	96%	
Black/ African American	3	4%	
American Indian	0	0%	
Asian	0	0%	
Multi-Racial	0	0%	
Hispanic	0	0%	
Characteristics by Bedroom Size			
0 BR	0	0%	
1 BR	72	100%	
2 BR	-	-	
3 BR	-	-	
4 BR	-	-	
5 BR	-	-	
Is the waiting list closed (select one)? ☒ No ☐ Yes			

Housing Needs of Families on the Section 8 Waiting List			
	Number of families	% of total families	Annual Turnover
Waiting list total	367		
Extremely low income <=30% AMI	367		
Very low income (>30% but <=50% AMI)	0	100%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	352	96%	
Elderly families	0	0%	
Families with Disabilities	15	4%	
White	193	53%	
Black/ African American	128	35%	
American Indian	0		
Asian	0		
Multi-Racial	0		
Hispanic	42	12%	

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? N/A
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

9.1 Strategies for Addressing Housing Needs

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

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

10.0 Additional Information

(a) Progress in Meeting Mission and Goals.

The Authority's progress in meeting the goals identified in the PHA's 2004-2009 Five-Year Plan is described below.

PHA Goal: Expand the supply of assisted housing; Apply for additional rental vouchers.

Progress Made: The Housing Authority applied for and was awarded 125 additional Section 8 Vouchers during this period.

PHA Goal: Expand the supply of assisted housing; Leverage private or other public funds to create additional housing opportunities; Acquire or build new units or developments

Progress Made: Funding was not available for the Authority to achieve these goals.

PHA Goal: Improve the quality of assisted housing; Renovate and modernize public housing units.

Progress Made: The Housing Authority participated in a consortium of New Jersey Authorities and received $308,819 in Capital Fund Financing Program bond proceeds through the New Jersey Housing and Mortgage Finance Agency Series 2004 A CFP Revenue Bonds. With these funds, and the Authority's other CFP grants, the Authority was able to make substantial progress towards the modernization of Granville Towers. Additionally, the Authority received CDBG grants in FYs 2006 and 2008 for façade waterproofing and entrance improvements to improve accessibility at Granville Towers.

PHA Goal: Improve the quality of assisted housing; Implement public housing security improvements.

Progress Made: The Housing Authority used CFP and CDBG funds to install a closed circuit television security camera system at and to upgrade the entrance locking systems at Granville Towers.

PHA Goal: Increase assisted housing choices: Conduct outreach efforts to potential voucher landlords.

Progress made: The Authority conducted outreach efforts to local landlords and was successful in placing families with Section 8 Vouchers in appropriate housing.

PHA Goal: Increase assisted housing choices: Increase voucher payment standards landlords.

Progress made: The Authority did not find it necessary to increase payment standards in order for families with Section 8 Vouchers to find appropriate housing. By maintaining payment standards at the published levels, the Authority was able to assist more families through its Section 8 Voucher program.

PHA Goal: Provide an improved living environment: Designate development or buildings for particular resident groups (elderly, persons with disabilities)

Progress made: Because no alternate locations exist in Keansburg for low income housing for persons not falling into those particular groups, the Authority's only housing development, Granville Towers, is not eligible for such designation.

PHA Goal: Provide or attract supportive services to increase independence for the elderly and families with disabilities.

Progress Made: A social service worker from Monmouth County Social Services visits Granville Towers weekly to coordinate and arrange for needed services for residents. The Monmouth County SCAT bus also provides bus transportation for residents.

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

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

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

11.0 Required Submission for HUD Field Office Review

The following documents are attached to this PHA Annual Plan:

(a) Report on Resident Advisory Board and other comments received during the public advisory process.
(b) Form HUD-50077, Standard PHA Plan PHA Certifications of Compliance
(c) Civil Rights Certification
(d) Form HUD-50070, Certification for a Drug-Free Workplace
(e) Form HUD-50071, Certification of Payments to Influence Federal Transactions
(f) Form SF-LLL, Disclosure of Lobbying Activities
(g) Form HUD-50075.1, Capital Fund Program Annual Statement for FY 2010 grant
(h) Forms HUD-50075.1, CFP Performance and Evaluation Reports for FYs 2007-2009 grants
(i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan for FYs 2010-2014

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

No elements of this PHA Annual Plan have been challenged.

Report on the Public Advisory Process

To develop the PHA Five-Year Plan for the fiscal years 2010 to 2014, the PHA Annual Plan for the fiscal year July 1, 2010 to June 30, 2011 and to update the Capital Fund Program Five-Year Plan, the Housing Authority convened a planning group, which included Housing Authority Commissioners, staff members, and residents from the public housing developments.

The Planning group met on April 19, 2010 to develop the draft plans. The agenda for this meeting was as follows:

I. PHA Planning Process

II. Housing Authority Goals

Progress in Meeting Goals from 2005-2009 Five-Year Plan
Goals for 2010-2014 Five-Year Plan

III. Capital Fund Program Budgets

2010 Capital Fund Program (CFP) Annual Statement
CFP Five-Year Plan 2010-2014

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

Notice of a public hearing to be held April 15, 2010 was published in a newspaper of general circulation, the Asbury Park Press, not later than 45 days prior to the date of the hearing, and a public hearing was held on that date at 6:00 p.m. in the community room at Granville Towers, 1 Church Street, Keansburg, New Jersey.

The following comments on the draft plans were received.

Comment: The apartment doors in Granville Towers are in need of replacement

PHA Response: Replacement of apartment entry doors and closet doors are included in the Capital Fund Program Five-Year Action Plan.

Comment: The plumbing in Granville Towers is in bad condition

PHA Response: Replacement of piping and valves is included in the CFP Five-Year Action Plan.

Comment: The benches outside Granville Towers are in poor condition.

PHA Response: Replacement of site benches is included in the FY 2010 CFP Annual Statement.

Comment: Water leaks into some apartments when it rains.

PHA Response: Façade repairs aimed at correcting water penetration is included in the FY 2010 CFP Annual Statement

Comment: Granville Towers need bathrooms with showers and apartment painting.

PHA Response: Bathroom renovations are included in the CFP Five-Year Action Plan. The Authority is also applying for a Community Development Block Grant project through the Monmouth County Community Development office for this work item.

The Authority does not expect to receive sufficient CFP funding to be able to include painting of all apartments in the CFP Five-Year Action Plan. Painting will be performed on apartment turnover to be paid from operating funds.

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* X *Annual PHA Plan for the PHA fiscal year beginning* 10/01/2010*, 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 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 Keansburg	NJ 060
PHA Name	PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 20 10 - 20 14

X Annual PHA Plan for Fiscal Years 20 10 - 20 11

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
Judy Ferraro	Chairperson
Signature: Judy Ferraro	Date: June 17, 2010

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 of the Borough of Keansburg	NJ 060
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 Judy Ferraro	Title Chairperson
Signature Judy Ferraro	Date June 17, 2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the Borough of Keansburg

Program/Activity Receiving Federal Grant Funding

FY 2010 PHA Plans and FY 2010 Capital Fund Program (CFP) Grant

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.)

Granville Towers, 1 Church Street, Monmouth County, New Jersey 07734

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	Title
Douglas G. Dzema, PHM	**Executive Director**
Signature X	Date **June 24, 2010**

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

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 of the Borough of Keansburg

Program/Activity Receiving Federal Grant Funding

FY 2010 PHA Plan and FY 2010 Capital Fund Program (CFP) Grant

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	Title
Douglas G. Dzema, PHM	**Executive Director**

Signature	Date
X	**June 24, 2010**

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

Disclosure of Lobbying Activities

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse side for Instructions and Public Reporting burden statement)

1. Type of Federal Action
[b] a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action
[a] a. bid/offer/application
b. initial award
c. post-award

3. Report Type
[a] a. initial filing
b. material change

For Material Change Only
year (yyyy) _____ quarter _____
date of last report (mm/dd/yyyy) _____

4. Name and Address of Reporting Entity
[x] Prime [ ] Subawardee Tier _____, if known:

Housing Authority of the Borough of Keansburg
1 Church Street
Keansburg, NJ 07734

Congressional District, if known 6th (NJ)

5. If Reporting Entity in No. 4 is Subawardee, enter Name and Address of Prime

Not applicable

Congressional District, if known

6. Federal Department/Agency

U.S. Department of Housing and Urban Development (HUD)

7. Federal Program Name/Description

FY 2010 PHA Plans
FY 2010 Capital Fund Program (CFP) Grant

CFDA Number, if applicable _____

8. Federal Action Number, if known

9. Award Amount, if known
$

10a. Name and Address of Lobbying Registrant
(if individual, last name, first name, MI)

None

b. Individuals Performing Services (including address if different from No. 10a.)
(last name, first name, MI)

None

(attach continuation sheet(s) if necessary)

11. Amount of Payment (check all that apply)
$ 0.00 [x] actual [x] planned

12. Form of Payment (check all that apply)
[ ] a. cash
[ ] b. in-kind; specify: nature _____
value _____

Not applicable

13. Type of Payment (check all that apply)
[ ] a. retainer
[ ] b. one-time fee
[ ] c. commission
[ ] d. contingent fee
[ ] e. deferred
[ ] f. other (specify) _____

Not applicable

14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11

No lobbying services were performed, or are planned to be performed, in connection with this application.

(attach continuation sheet(s) if necessary)

15. Continuation sheets attached [ ] Yes [x] No

16. Information requested through this form is authorized by Sec.319, Pub. L. 101-121, 103 Stat. 750, as amended by sec. 10; Pub. L. 104-65, Stat. 700 (31 U.S.C. 1352). This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semiannually and 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 Douglas G. Dzema, PHM
Title Executive Director
Telephone No. (732) 826-3110
Date (mm/dd/yyyy) June 24, 2010

Federal Use Only:

Authorized for Local Reproduction
Standard Form-LLL (7/97)

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg	**Grant Type and Number** Capital Fund Program Grant No: **NJ39-P060-50110** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	20,000.00			
3	1408 Management Improvements	7,000.00			
4	1410 Administration (may not exceed 10% of line 21)	9,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	4,000.00			
10	1460 Dwelling Structures	16,478.71			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg	**Grant Type and Number** Capital Fund Program Grant No: **NJ39-P060-50110** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval:2010**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	21,021.29			
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)	90,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Douglas G. Dzema	**Date: June 24, 2010**	**Signature of Public Housing Director**	**Date**

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

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: **Housing Authority of the Borough of Keansburg**	**Grant Type and Number** Capital Fund Program Grant No: **NJ39-P060-50110** CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number.	Quantity	Total Estimated Cost Original	Revision 1	Total Actual Cost Funds Obligated[2]	Funds Expended[2]	Status of Work
NJ060-000001	PHA Operations	1406		20,000.00				
Granville Towers								
	Computer Software Updates	1408		5,000.00				
	Provide TV Channel for Building	1408		2,000.00				
	Secure Access							
	CFP Program Administration	1410		9,000.00				
	Architectural and Engineering	1430		12,500.00				
	Services							
	Site Drainage Improvements	1450		2,000.00				
	Replace Site Benches	1450		2,000.00				
	Façade Repairs	1460		2,000.00				
	Boiler and Plumbing Repairs	1460		12,478.71				
	Install Thermostatic Valves	1460		2,000.00				
	Debt Service	1501		21,021.29				

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name **Housing Authority of the Borough of Keansburg** | **Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ060-000001	09/30/2012		09/30/2014		
Granville Towers					

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ39-P060-50107 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval:2007**

Type of Gran
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Revision 1	Revision 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	20,000.00	20,000.00	20,000.00	20,000.00
3	1408 Management Improvements	5,000.00	8,020.39	8,020.39	8,020.39
4	1410 Administration (may not exceed 10% of line 21)	8,400.00	8,400.00	8,400.00	8,400.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,250.00	21,980.00	21,980.00	21,980.00
8	1440 Site Acquisition				
9	1450 Site Improvement	3,625.00	3,625.00	3,625.00	3,625.00
10	1460 Dwelling Structures	10,750.39	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ39-P060-50107 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** ☒ **Revised Annual Statement (revision no: 2)**

☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Revision 1	Revision 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA			22,022.61	22,022.61
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	22,022.61	22,022.61		
19	1502 Contingency (may not exceed 8% of line 20)			84,048.00	84,048.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	84,048.00	84,048.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Douglas G. Dzema **Date: June 24, 2010**	**Signature of Public Housing Director** **Date**

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

Part II: Supporting Pages

PHA Name: **Housing Authority of the Borough of Keansburg** **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ29-P060-50107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision 1	Revision 2	Funds Obligated[2]	Funds Expended[2]	
PHA-Wide	Operations	1406		20,000.00	20,000.00	20,000.00	20,000.00	
	Computer Software	1408		2,500.00	5,520.39	5,520.39	5,520.39	
	Staff Training	1408		2,500.00	2,500.00	2,500.00	2,500.00	
	Administration	1410		8,400.00	8,400.00	8,400.00	8,400.00	
	Debt Service	1501		22,022.61	22,022.61	22,022.61	22,022.61	
NJ 60-1	A/E Services	1430		14,250.00	21,980.00	21,980.00	21,980.00	
Granville Towers	Sidewalks and Curbing	1450		3,625.00	3,625.00	3,625.00	3,625.00	
	Security Camera System	1460		10,750.39	0.00	0.00	0.00	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name **Housing Authority of the Borough of Keansburg**
1 Church Street
Keansburg, NJ, 07734

Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	9/12/2009	07/31/2009	9/12/2011	03/31/2010	
NJ 60-1	9/12/2009	07/31/2009	9/12/2011	03/31/2010	
Granville Towers					

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ39-P060-50108 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval:2008**

Type of Gran
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Revision 1	Revision 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	20,000.00	20,000.00	20,000.00	20,000.00
3	1408 Management Improvements	15,000.00	9,810.94	9,810.94	8,676.89
4	1410 Administration (may not exceed 10% of line 21)	8,871.00	8,.871.00	8,.871.00	8,.871.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00	1,532.47	1,532.47	1,532.47
8	1440 Site Acquisition				
9	1450 Site Improvement	13,600.00	13,600.00	13,600.00	13,600.00
10	1460 Dwelling Structures	9,518.56	13,175.15	13,175.15	13,175.15
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ39-P060-50108 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval:2008**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)**

☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		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	21,720.44	21,720.44	21,720.44	21,720.44
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	88,710.00	88,710.00	88,710.00	87,575.95
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: Douglas G. Dzema **Date: June 24, 2010**	**Signature of Public Housing Director** **Date**

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

Part II: Supporting Pages

PHA Name: **Housing Authority of the Borough of Keansburg** **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ29-P060-50108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision 1	Revision 2	Funds Obligated[2]	Funds Expended[2]	
NJ 60-1	Operations	1406		20,000.00	20,000.00	20,000.00	20,000.00	
Granville Towers	Computer software	1408		15,000.00	9,810.94	9,810.94	8,676.89	
	Administration	1410		8,871.00	8,871.00	8,871.00	8,871.00	
	A/E Services	1430		0.00	1,532.47	1,532.47	1,532.47	
	Replace underground piping	1450		13,600.00	13,600.00	13,600.00	13,600.00	
	Replace front entrance	1460		5,418.56	0.00	0.00	0.00	
	canopy							
	Entry phone system	1460		2,500.00	0.00	0.00	0.00	
	Waterproofing	1460		1,600.00	0.00	0.00	0.00	
	Boiler & HW Heater Repairs	1460		0.00	13,175.15	13,175.15	13,175.15	
	Debt service	1501		21,720.44	21,720.44	21,720.44	21,720.44	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name **Housing Authority of the Borough of Keansburg**
1 Church Street
Keansburg, NJ, 07734

Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ 60-1	6/12/2010	02/28/2010	6/12/2012		
Granville Towers					

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ39-P060-50109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:2009**

Type of Gran
☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	20,000.00		20,000.00	20,000.00
3	1408 Management Improvements	20,000.00			
4	1410 Administration (may not exceed 10% of line 21)	8,842.50		8,842.50	8,842.50
5	1411 Audit				
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs	8,800.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00		696.00	0.00
10	1460 Dwelling Structures	9,401.26		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ39-P060-50109 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:)**

☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Revision 1	Revision 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	21,381.24		0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	88,425.00		29,538.50	28,842.50
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: Douglas G. Dzema **Date: June 24, 2010**	**Signature of Public Housing Director** **Date**

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

Part II: Supporting Pages

PHA Name: **Housing Authority of the Borough of Keansburg** **1 Church Street** **Keansburg, NJ, 07734**	**Grant Type and Number** Capital Fund Program Grant No: NJ29-P060-50109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated[2]	Funds Expended[2]	
NJ 60-1	Operations	1406		20,000.00		20,000.00	20,000.00	
Granville Towers	Computer Software	1408		17,500.00		0.00	0.00	
	Staff Training	1408		2,500.00		0.00	0.00	
	Administration	1410		8,842.50		8,842.50	8,842.50	
	Physical Needs Assessment and	1430		8,800.00		0.00		
	Energy Audit							
	Site Fencing & Landscaping	1450		0.00		696.00	0.00	
	Roof Repairs	1460		3,700.00		0.00	0.00	
	Re-Paint/Renovate Lobby and	1460		5,701.26		0.00	0.00	
	Corridors							
	Debt Service	1501		21,381.24		0.00	0.00	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name **Housing Authority of the Borough of Keansburg**
1 Church Street
Keansburg, NJ, 07734

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	9/15/2011		9/15/2013		
NJ 60-1	9/15/2011		9/15/2013		
Granville Towers					

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg	**Grant Type and Number** Capital Fund Program Grant No: NJ39-S9060-50109 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)**
☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	44,279	63,803	63,803	0
10	1460 Dwelling Structures	68,010	48,486	48,486	35,721
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the Borough of Keansburg	**Grant Type and Number** Capital Fund Program Grant No: NJ39-S9060-50109 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)**

☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	112,289	112,289	112,289	35,721
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	35,721	35,721	35,721	35,721
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Douglas G. Dzema	**Date June 24, 2010**	**Signature of Public Housing Director**	**Date**

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

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Housing Authority of the Borough of Keansburg	**Grant Type and Number** Capital Fund Program Grant No: NJ39-S9060-50109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
NJ060000001	Fencing and Site Improvements	1450		44,279	63,803	63,803	0	
Granville Towers	Upgrade CCTV Security System	1460		35.721	35,721	35,721	35,721	
	Renovate Building Entrance lobby	1460		5,289	0	0	0	
	Paint Corridors	1460		27,000	12,765	12,765	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.

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

Part II: Supporting Pages

PHA Name: Housing Authority of the Borough of Keansburg	**Grant Type and Number** Capital Fund Program Grant No: NJ39-S9060-50109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the Borough of Keansburg

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NJ060000001	03/18/2010	01/31/2010	03/18/2012		
Granville Towers					

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

Part I: Summary

PHA Name/Number: Housing Authority of the Borough of Keansburg/NJ060			Locality (City/County & State) Keansburg, Monmouth County, New Jersey		☒Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name (See next page)	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY:2012	Work Statement for Year 4 FFY:2013	Work Statement for Year 5 FFY: 2014
B.	Physical Improvements	Annual Statement	32,800	33,200	33,650	34,100
C.	Management Improvements		7,500	7,500	7,500	7,500
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		9,000	9,000	9,000	9,000
F.	Other					
G.	Operations		20,000	20,000	20,000	20,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		20.700	20,300	19.850	19.400
K.	Total CFP Funds		90,000	90,000	90,000	90,000
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		90,000	90,000	90,000	90,000

Part I: Summary (Continuation)

PHA Name/Number Housing Authority of the Borough of Keansburg/NJ060			Locality (City/county & State) Keansburg, Monmouth County, New Jersey		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
		Annual Statement				
	NJ060-000001		90,000	90,000	90,000	90,000
	Granville Towers					

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FF: 2011			Work Statement for Year 3 FFY:2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NJ060-000001			NJ060-000001		
Annual	Granville Towers			Granville Towers		
Statement						
	Replace Sidewalks &		7,600	Replace Apartment Entry		17,000
	Landscaping			Doors		
	Replace Closet Doors		12,000	Replace Boiler Vacuum		16,200
	Replace Piping and Plumbing		6,300	Pumps and Boiler Piping		
	Valves					
	Renovate Maintenance Shed		6,900			
	Subtotal of Estimated Cost		32,800	Subtotal of Estimated Cost		33,200

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

Work Statement for Year 1 FFY: 2009	Work Statement for Year 4 FFY: 2013			Work Statement for Year 5 FFY:2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NJ060-000001			NJ060-000001		
Annual	Granville Towers			Granville Towers		
Statement						
	Renovate Apartment Kitchens		15,000	Replace Thermostatic Valves		5,100
	Renovate Apartment Bathrooms		15,000	Brick Façade Repairs		9,000
	Replace Flooring		3,650	Replace Maintenance Truck		20,000
	Subtotal of Estimated Cost		33,650	Subtotal of Estimated Cost		34,100

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FF: 2011		Work Statement for Year 3 FFY:2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	NJ060-000001		NJ060-000001	
Annual	Granville Towers		Granville Towers	
Statement				
	Computer Software	5,000	Computer Software	5,000
	Staff Training	2,500	Staff Training	2,500
	Subtotal of Estimated Cost	7,500	Subtotal of Estimated Cost	7,500

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY: 2010	Work Statement for Year 4 FFY: 2013		Work Statement for Year 5 FFY:2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	NJ060-000001		NJ060-000001	
Annual	Granville Towers		Granville Towers	
Statement				
	Computer Software	5,000	Computer Software	5,000
	Staff Training	2,500	Staff Training	2,500
	Subtotal of Estimated Cost	7,500	Subtotal of Estimated Cost	7,500