

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
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Paterson</u> PHA Code: <u>NJ 091</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/10</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1071</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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. SEE ATTACHED				
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 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. SEE 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: Payment Standards Amending the DCD Section 8 Administrative Plan to include a Sexual Offenders Policy Amending the DCD Section 8 Administrative Plan to include Section 8 Homeownership Amending the DC D Section 8 Administrative Plan to include Project Based Policy (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The PHA/DCD Five Year and Annual Plan , along with all support documentation, is located at the PHA's Central Office.				
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. <u>N/A</u>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <u>N/A</u>				
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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <u>N/A</u>				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <u>N/A</u>				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <u>N/A</u>				

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attached</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> <p>See Attached</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>See Attached</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See Attached</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>

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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



PHA Plans

Housing Authority of the City of Paterson City of Paterson Department of Community Development Section 8 Program NJ -091

5 Year Plan for Fiscal Years 2010 -2014
Annual Plan for Fiscal Year 2010

**Irma Gorham
Executive Director**

Housing Authority of the City of Paterson

Annual Plan

Executive Summary:

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

The Agency Plan for FY 2010 was available for public review at the Paterson Housing Authority's Central Office. The Plan included Changes to the Section 8 Administrative Plan to include: Section 8 Housing Choice Voucher Payment Standard, Section 8 Homeownership Program, Enterprise Income Verification (EIV) Policy and the State Lifetime Sex Offender Registration Policy. The PHA provided a copy of the Draft Agency Plan and policy changes to the Resident Advisory Board Member.

The PHA held one Resident Advisory Meetings (RAB) in January 13, 2010 at the Central Office. Written comments on the draft plan were accepted through the post office box during the 45 day review period from January 22 to March 6, 2010. No written comments were received

The Public Meeting was held on March 11, 2010.

Adoption of the Final Plan took place at the regularly schedule Board Meeting on March 15, 2010 and forwarded to HUD immediately thereafter.

The PHA's priorities for the coming year include expansion of usage of DCD vouchers for the special needs population and making vouchers available project based assistance. Improve customer services and quality of life for Paterson residents through operational efficiencies that will reflect an improved SEMAP score.

**Housing Authority of the City of Paterson
City of Paterson Department of Community Development
NJ 091
2010 to 2014 Five Year Plan and 2010 Annual Plan**

5.1 Mission

The Mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's Mission is to provide housing opportunities for Paterson residents eligible for Section 8 Housing Choice Vouchers that is decent safe and affordable.
Promote homeownership through the use of Section 8 Housing Vouchers.
Work with other entities in the creation of mixed income finance developments to provide new or rehabilitated housing.
Empower residents, in concert with HUD's program and initiatives.
Preserve and expand the supply of good quality housing units.

5.2 Goals and Objectives

PHA Goal 1: Increase the availability of decent, safe, and affordable housing.

Objectives:

- Apply for additional rental vouchers:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Use Project Based Section 8 to support additional housing needs.
- Collaborate with community partners to develop transitional and special needs housing.

PHA Goal 2: Improve the quality of assisted housing

Objectives:

- Improve voucher management: (SEMAP score) 74
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections, EIV review)
- Promote Fair Housing efforts and information

PHA Goal 3: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program:

PHA Goal 4: Promote self-sufficiency and asset development of families and individuals

Objectives:

- To help to coordinate supportive services to improve assistance recipients' employability through the FSS Program.
- To promote escrow savings through the FSS program
- Provide homeownership counseling to Section 8 participants.

PHA Strategic Goal 5: Ensure Equal Opportunity in Housing for all Americans

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

PHA Strategic Goal 6: Pursue, through the Intergovernmental Agreement between the Paterson Housing Authority and the City of Paterson, final authorization from HUD to transfer the DC D Annual Contribution Contract to the PHA.

Objectives:

- To assume full program oversight for all management functions

Other PHA Goals:

1. Purge the existing DCD wait list to determine continued eligibility.
2. Open the DCD wait list once the purging is completed.
3. Utilize DCD Voucher for Project Based Program Assistance
4. Promote Special Needs Housing utilizing DCD Vouchers

- Through demonstration programs offered by the PHA
- For PHA Development Projects

5, Motivate residents to improve their family circumstances by encouraging the establishment of an FSS Escrow Accounts.

6. Continued implementation of the 5 Year Affordable Strategic Housing Plan in coordination with the City of Paterson's Redevelopment and Consolidated Plan.

7, Promote the PHA's Section 8 Housing Counseling Program

- Identify and outreach to DCD households that meet the Section 8 Homeownership criteria.
- Provide Pre and Post Purchase Counseling

8. Address the needs of residents who are victims of domestic violence. Outline a course of action to address and serve the needs of children and adult victims of domestic violence, dating violence, sexual assault or stalking are addressed in the PHA's Domestic Violence Policy adopted in October 2006.

6.0 PHA Plan Elements

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

Section 8

The City of Paterson Department of Community Development/PHA staff verifies eligibility for admission to the Section 8 Voucher Program prior to the issuance of a voucher when families submit the HUD required documentation. Included in the admission process are the screening for criminal and/or drug -related activities, criminal background check, background check and Earned Income Verification and Sexual Offenders.

The DCD wait list is community wide. There are currently 235 applicants on the General Wait List and 314 on the Disabled Wait List.

The General Wait List has been closed for 120 months and the Disabled Wait List which has been closed since 2000.

The Housing Authority intends to purge and open the wait list in the program year.

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

Admission Preferences: Residents who live and/or work in the City of Paterson. Everything being equal, the deciding factor will be the date and time of receiving the application and/or through a controlled lottery system.

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

6.2 FINANCIAL RESOURCES

Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 9,911,532	
f) Sheltering Arms	\$ -0-	
g) SRO	\$ 349,800	
h) Administrative Fees	\$ 1,139,493	
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$ 11,400,825	

6.3 RENT DETERMINATION:

DCD's/PHA payment standard is at or above 91% but below 100% of FMR. The FMR's are adequate to ensure success among assisted families in the PHA's segment of the designated area. It also allows the PHA to serve additional families by lowering the payment standard and it is also reflective of the rental market.

Payment Standards are reevaluated for adequacy annually.
The PHA's minimum rent standard is \$50.

6.4 OPERATION AND MANAGEMENT

1) Management Tools:

- Section 8 Admission Policy
- Organizational Chart
- HQS Inspection Forms
- Section 8 Orientation Workshop
- Family Handbook:/Owners Handbook: A Guide to the Housing Choice Voucher
- EIV Information Brochure

6.5 GREIVANCE PROCEDURES:

Section 8

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

Section XXI of the Section 8 DCD Administrative Plan identifies the Informal Hearing and Review Process.

The PHA provides participants with the opportunity for an Informal Hearing for decisions related to any of the following determinations;

- Termination of assistance
- Determination of the family's annual or adjusted income and the calculation of the housing assistance payment.
- Family unit size determination under the subsidy standards
- Determination to terminate assistance to any reason
- Notice of Determination to pay an owner/landlord claim for damages, unpaid rent or vacancy loss.

A hearing officer will regulate the conduct of the hearing in accordance with the hearing procedures commonly accepted and followed.

The hearing officer will consider the evidence introduced by the parties and provide a written decision within fourteen (14) days of the hearing.

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

6.6 DESIGNATED HOUSING FOR ELDERLY DISABLED FAMILIES

Non Applicable

6.7 COMMUNITY SERVICE AND SELF SUFFICIENCY PROGRAMS

DCD participants are not required to participate in the Community Service Program.

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

Family Self Sufficiency Program

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2010 Estimate)	Actual Number of Participants (07/01/10)
Public Housing		0
Section 8		38

Coordination with the Welfare (TANF) Agency

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

6.8 SAFETY AND CRIME PREVENTION

Non Applicable

6.9 PETS

Non Applicable

6.10 CIVIL RIGHTS CERTIFICATION

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

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

6.11 FISCAL AUDIT

The DCD/PHA is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)) the most recent fiscal audit was submitted to HUD. There were no audit findings in the audit dated June 30, 2008.

6.12 ASSET MANAGEMENT

Non Applicable

6.13 VIOLENCE AGAINST WOMEN ACT (VAWA)

The U.S. Department of Housing and Urban Development's Public Housing Occupancy Guidebook and the VAWA will serve as a guide to defining and understanding domestic violence as it relates to Section 8 subsidized housing. The Housing Authority will address the need to protect victims of domestic violence, dating violence, or stalking for persons with assisted housing by accomplishing the following:

- 1) Exercise discretion in accepting a wide range of evidence to establish proof of domestic violence
- 2) Apply this policy only to members of a household that are on the lease.
- 3) Disregard adverse information and approve admission of the applicant if a member of the household reveals and/or proves that they are a survivor of domestic violence and a negative history would otherwise disqualify them from being admitted to public housing. Prior to making this decision, the Authority will make a determination whether there is a connection between the violence and the negative history.
- 4) Forge partnerships with social service agencies, law enforcement agencies and shelters to assist in educating and addressing the needs of residents and vouchers recipients who experience violence.

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

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project – Based Vouchers

Non Applicable

8.0 Capital Improvements

Non Applicable

9.0 HOUSING NEEDS

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	235		50
Extremely low income <=30% AMI	Not Available	Not Available	
Very low income (>30% but <=50% AMI)	Not Available	Not Available	
Low income (>50% but <80% AMI)	Not Available	Not Available	
Families with children	Not Available	Not Available	
Elderly families	Not Available	Not Available	
Families with Disabilities	Not Available	Not Available	
Race/ethnicity Black	138	59%	
Race/ethnicity Hispanic	89	38%	
Race/ethnicity White	4	1.5%	
Race/ethnicity Unknown	4	1.5%	
Characteristics by Bedroom Size			
0BR	1	.5%	
1 BR	54	23%	
2 BR	83	35%	
3 BR	83	35%	
4 BR	13	6%	
5 BR	1	.5	
Disabled List	# of families	% of total families	Annual Turnover
Families with Disabilities	314		0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? **General Wait List 1998**

Disabled Wait List opened and closed in 2000

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 Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Maintain and increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase section 8 lease-up rates by effectively screening section 8 applicants to increase owner acceptance of program.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size requirements.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Applying for additional section 8 units should they become available
- Utilize vouchers for special needs population
- Implement the activities identified in the 5 Year Affordable Housing Strategic Plan.

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

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

- Adopt rent policies to support and encourage work.

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

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

- Employ admissions preferences aimed at families who are living and working in the City of Paterson.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Identify and utilize vouchers for elderly project based developments
- Implement the affordable housing strategy which includes elderly housing assistance.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Need: Specific Family Types: Low Income Families

Strategy 1: To provide pre-purchase first-time homebuyer's counseling.

- Work closely with local, state and federal programs that provide assistance to the housing market trends.

Strategy 2: To provide pre-foreclosure/post purchasing counseling.

- Facilitate home retention work out options.
- Work with loss mitigation departments and/or lending institutions on behalf of the homeowner.

10.0 ADDITIONAL INFORMATION

10.0 (a) PROGRESS IN MEETING MISSION AND GOALS:

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

- A. The PHA has implemented its 5 Year Affordable Housing Strategy which continues to mirror the City of Paterson's Redevelopment Plan
- B. The PHA is in the initial stage of developing affordable housing that includes elderly housing.
- C. Promote the Section 8 homeownership program.

2. IMPROVE THE QUALITY OF ASSISTED HOUSING

- A. Ongoing contact of staff with residents and resident activities through special programs.
- B. Distribution of a newsletter that updates residents on what is going on at the PHA.
- C. Ongoing staff training to improve work quality.

3. IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

- A. Increased enforcement of screening and drug abuse and other criminal activity.
- B. Enforcement of the Lifetime Sex Offender Policy to confirm applications not a lifetime registered sex offender,

- C. Aggressively pursue termination of voucher for tenants subject to a State lifetime sex offender registration requirement to the extent currently allowed by law.

4. INCREASE ASSISTED HOUSING CHOICES

- A. The PHA continues to offer section 8 housing choice voucher counseling sessions.
- B. The PHA is a HUD approved Housing Counseling Agency and conducts pre-purchase homeownership counseling and has counseled 364 prospective homeowners and 56 have purchased a home during the period October, 2008 to September, 2009.
- C. Hosted the 8th Annual Homebuyers Fair for residents of the City of Paterson, financial institutions, developers and CDC's.

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

- A. Coordinate program services with community providers such as the WIB, Family Success Center and Catholic Charities through the FSS Coordinator
- B. Coordinated services with Catholic Family & Community Services to provide family counseling, violence against women workshops and emergency services.
- C. Promote homeownership through First Time Homebuyer Counseling.
- D. Promote the First Time Homebuyers Grant program and the Live Where You Work Program.
- E. Continue to explore the benefits of the Move to Work Program in helping families move to work while continuing to offer affordable housing in an efficient and cost effective manner.

6. IMPROVE THE PUBLIC PERCEPTION OF THE HOUSING AUTHORITY AS A PUBLIC AGENCY

- A. Authority staff continues to build partnerships with various organizations in the community.
- B. Partnership with the Family Success Center to provide comprehensive support services to residents.
- C. Partnership in a growing collaboration of public and private partners that collaborate on an array of services.

7. BUILD COMMUNICATIONS AND PARTNERSHIPS WITH OTHER PUBLIC AGENCIES FOR THE BENEFIT OF THE PUBLIC HOUSING POPULATION

- A. The PHA's interaction with government agencies and community service Providers have been increased significantly.

- B. Close working relationship has been established with the Mayor's Office and the Department of Community Development
- C. Growing partnership with local finance institutions.

10. ENERGY CONSERVATION

- A. Conduct energy efficiency by providing clients with energy efficiency light bulbs to section 8 residents.

10.0 (b) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATIONS

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

10.0 (c) PLAN OF IMPROVEMENT

The Paterson Housing Authority has developed a Corrective Action Plan which is submitted to HUD for approval quarterly and addresses improvements to the program performance. Although the SEMAP Score was 74 for this Plan Year the PHA will continue to produce the quarterly report pending official notification from HUD.

