

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>Madison</u> PHA Code: <u>NJ105</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>154</u> Number of HCV units: <u>190</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input checked="" 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.					
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: To develop and manage low income public housing for low and moderate income families; within the guidelines established by the U.S. Department of Housing and Urban Development.					
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. Our goal is to develop or assist in the development of 20 affordable housing units for rent and/ or for-sale over the next five years, and to increase the number of Section 8 Housing Choice Vouchers. In addition, we wish to implement a family self sufficiency programs for our public housing families.					
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.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. N/A					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See attached.					
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. See 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 <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.					
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. See attached					

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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”
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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Additional Comments:

Section 6.0

- a – There have been no revisions to the Annual Plan over the past year.
- b – The 5-Year and Annual Plan may be obtained by the public at the Madison Housing Authority offices located at 15 Chateau Thierry Avenue, Madison, New Jersey 07940 and at the Borough of Madison Clerk's office.

Copies of all Housing Authority Policies including, but not limited to the Personnel, Procurement, Admissions and Occupancy Policies are available at the offices of the Madison Housing Authority located at 15 Chateau Thierry Avenue, Madison, New Jersey 07940. These policies govern the following:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
2. Financial Resources including Anticipated Revenues and Expenses
3. Rent Determination
4. Operations and Management
5. Grievance Procedures
6. Designated Housing for the Elderly
7. Community Service
8. Safety & Crime Prevention
9. Pet Policy
10. Section 8 Administrative Plan

In addition, the housing authority will make available the following:

1. Civil Rights Certification
2. Fiscal Year Audit
3. Budget

13. Violence Against Women Act (VAWA) – The housing authority has a social worker on staff that meets with residents to assist them in any and all service related problems. More specifically, if an individual is a victim of domestic abuse, the social worker will work with them to receive the necessary and appropriate counseling and other services provided by the Borough of Madison and or the County of Morris. Since the current social worker has had extensive experience in this field over the past several decades her contacts are broad and comprehensive. In the past she has interacted with the Division of Youth and Family Services (DYFS), Elder Care, and other such organizations.

Section 8.1 Capital Fund Program Annual Statement is attached.

Section 8.2 Capital Fund Program Five-Year Action Plan is attached.

Section 9.0 Housing Needs:

The Madison Housing Authority has an open waiting list for income eligible households wishing to reside in public housing. Based on the length of the current waiting list there is a proven need for additional affordable housing either in the form of new units or Section 8 Housing Choice Vouchers. To this end as soon as a NOFA for additional Section 8 Housing Choice Vouchers is published by HUD the housing authority will apply for additional Vouchers. In addition, the Madison Housing Authority in conjunction with the Summit Housing Authority has applied to HUD under the ROSS grant program to implement a Family Self Sufficiency (FSS) program. This program will assist families currently residing in public housing become more self reliant and eventually lead to their moving from public housing. When these families move it will create a vacancy in the public housing so that another needy family may be assisted.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
Madison Housing Authority NJ105		Madison/Morris/New Jersey			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name NJ105000001	Work Statement 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 FFY2014
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		\$116,439	\$117,777	\$123,977	\$125,117
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		\$63,561	\$62,223	\$56,023	\$54,883
K.	Total CFP Funds		\$180,000	\$180,000	\$180,000	\$180,000
L.	Total Non-CFP Funds					
M.	Grand Total		\$180,000	\$180,000	\$180,000	\$180,000

