

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>Jersey City Housing Authority</u> PHA Code: <u>NJ39P009</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>04/01/2011</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2,892</u> Number of HCV units: <u>3,466</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.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	<p>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:</p> <p><i>The Mission of the Jersey City Housing Authority is to develop and manage Housing of Choice of the highest standards, which is safe, affordable, sustainable and accessible; and, in partnership with other public & not-for-profit organizations, foster resident responsibility and self-sufficiency.</i></p> <p><i>In achieving our Mission, the JCHA is committed to:</i></p> <ul style="list-style-type: none"> • <i>Public service which reflects the highest standards of personal integrity, professional performance, public accountability, and a "Do what is necessary to get the job done" approach to our work;</i> • <i>Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and Housing Choice Voucher Program participants;</i> • <i>Facilitating a more effective delivery of public housing and enhancing the sustainability of the Asset Management Properties ("AMPs") through the transition to asset-based management and green initiatives.</i> • <i>Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners, as well as with supportive service providers;</i> • <i>Making substantial contributions toward creating and sustaining urban neighborhoods which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity;</i> • <i>Preserving and protecting the right to safe, affordable housing for victims of domestic violence, dating violence, sexual assault or stalking; and</i> • <i>Accomplishing the above in the full spirit of all civil rights and non-discrimination laws and affirmatively furthering fair housing opportunities</i> 																										

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.

The following are the JCHA's primary and supportive goals for 2011 – 2015.

PRIMARY GOALS

1. *Plan, promote, gain funding for, and effectively implement the Revitalization Programs including the use of HOPE VI/Choice Neighborhood Programs.*
2. *Dramatically Improve Existing Site Conditions.*
3. *Promote and Enforce Resident Responsibility.*
4. *Promote and Support Resident Self-Sufficiency.*
5. *Promote and Implement Green Initiatives*
6. *Improve and Expand Senior Citizen Affordable Housing Opportunities, especially for continued independent living.*
7. *Maximize Participant and Neighborhood Results of Housing Choice Voucher Programs.*
8. *Achieve Greater Financial Stability.*
9. *Ensure Civil Rights and Fair Housing Opportunities.*
10. *Facilitate the Successful Transition to Asset-Based Management.*
11. *Preserve and protect the right to safe, affordable housing for victims of domestic violence in accordance with the Violence Against Women Act*

SUPPORTIVE GOALS

1. *Augment Staff Training and Development.*
2. *Enhance and Expand Management Information Systems.*
3. *Broaden and Foster Agency Communications.*

PROGRESS TO MEET THE GOALS AND OBJECTIVES INCLUDES:

1. *Applied for additional vouchers*
2. *Reduced public housing vacancies*
3. *Leverage private or other public funds to create additional housing opportunities*
4. *Utilized Section 8 Project-Based Assistance to develop new affordable housing units.*
5. *Participated in the County's Continuum of Care Initiative*
6. *Improved public housing and voucher management*
7. *Increased customer satisfaction*
8. *Concentrated on efforts to improve specific management functions*
9. *Renovated and/or modernized public housing units*
10. *Demolish and/or disposed of obsolete public housing*
11. *Provided replacement public housing and vouchers*
12. *Provided voucher mobility counseling*
13. *Conducted outreach efforts to potential voucher landlords*
14. *Implemented the voucher and public housing homeownership programs*
15. *Implemented public housing site-based waiting lists*
16. *Increased rental and homeownership opportunities for persons with disabilities especially as part of Lafayette Gardens & A. Harry Moore Apts. HOPE VI Revitalization Programs.*
17. *Implemented measures to deconcentrate poverty by bringing higher income public housing households into lower income developments*
18. *Implemented public housing security improvements*
19. *Developed new mixed-income communities including HOPE VI & Revitalization Programs*
20. *Increased the number and percentage of employed persons in assisted families*
21. *Provide homeownership, credit counseling & maint. training to promote homeownership*
22. *Provide or attracted supportive services to improve assistance recipients' employability*
23. *Ensured equal opportunity & affirmatively further fair housing*
24. *Continue to implement HCV Mainstream, VASH, Project-based Programs.*

PHA Plan Update

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

10.8 PAYING RENT

Rent and other charges are due and payable on or before the first day of the month. Unless otherwise specified, all rents for conventional Public Housing should be paid at designated banking facilities identified by the JCHA, which are posted at each development or by mail in the self-addressed envelope included with the monthly rent statement. Reasonable accommodations for this requirement will be made for persons with disabilities. Unless otherwise specified, no rent payments shall be accepted at the Site Management Office. The Resident may not alter or change the rent statement. Any necessary adjusts to the rent must be made by authorized JCHA staff.

If the rent is not paid by the tenth of the month, a Notice to Vacate will be issued to the resident. In addition, a \$25.00 late charge will be assessed to the resident. If rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and the resident will incur the late charge plus a fee of up to \$25.00 processing costs. In addition, the JCHA will require future rent payments in the form of cash or money order only.

19.2a Termination for Cause (Removed “B”)

B. A history of late rental payments, specifically, two or more late payments after service of a “Notice to Cease”;

ONE STRIKE POLICY

1. *JCHA shall make its One Strike Policy widely available. To do so, JCHA shall post a copy of its Policy on the JCHA website, in the asset manager's office of every JCHA premises, and in designated areas on JCHA premises. Additionally, JCHA shall make hard copies of the One Strike Policy available upon request.*
2. *JCHA shall provide a copy of the One Strike Policy to residents upon move-in and, again, during annual recertification. Upon signing the lease and as a condition thereof, residents must read the One Strike Policy and be provided with the ability to review same with a JCHA employee in order to obtain the utmost clarity regarding its content. Moreover, residents (head of household and every person listed on the lease who has reached the age of a legal adult) shall be required to sign and date an appropriate acknowledgement form. The acknowledgement form should state that the signer understands JCHA's One Strike and, as a condition of the lease, promises to comply with its terms.*
3. *JCHA shall provide residents with and maintain uniform procedures for implementing One Strike. Such procedures include the following: the Asset Management Officer receives the Daily Arrest Bulletin and thereafter, on a daily basis, informs the Chief Compliance Officer and Asset Manager about site arrests via e-mail. The Asset Manager subsequently contacts the site-based Officer to obtain the arrest report. Next, the Asset Manager contacts the applicable Head of Household in order to discuss the arrest and reach a decision. The Asset Manager can decide one of three ways: (1) to take no further action; (2) to send a notice to cease; or (3) to contacts a Hearing Officer to schedule an informal hearing date, with two weeks notice provided to resident. If the third decision is made, then the file is assigned to the JCHA attorney—and the JCHA only—for a Notice of Termination (i.e. Notice to Quit). Additionally, the hearing date letter, arrest report, and confidential sheet are sent to the JCHA attorney and the Asset Management Officer. Thereafter, an Informal Hearing is held at the main office with the Resident, Hearing Officer, Asset Manager, and appropriate staff as needed. The Hearing Officer forwards the decision to the Deputy Director and Asset Manager. Upon the Deputy Director's review and approval, the Asset Manager forwards the decision and additional information to the JCHA attorney. Court action subsequently follows in one of three ways: (1) no further action; (2) stipulation agreement; or (3) termination of tenancy/eviction. Under the third route, the Tenancy Court decides the case with a judgment of possession. The Asset Manager must notify the local post office that the individual or family no longer resides there.*
4. *In accordance with federal law and applicable HUD regulations, the foregoing procedure shall be triggered by an arrest, and a criminal conviction is unnecessary to demonstrate violations of the applicable lease.*
5. *JCHA shall pursue evictions under One Strike based on egregious crimes committed by juveniles, as permitted by law.*
6. *If a resident has been evicted based on a One Strike violation and the charges against the resident are dismissed—not pled down to a lesser offense—then the resident shall be reinstated to the Section 8 Voucher Program if the resident previously held a voucher. If the resident previously resided in public housing, then that resident shall be reinstated to the next available public housing unit.*
7. *The lease shall require the tenant to act and cause authorized tenant members, guests and other persons under the tenant's control, to act in a manner that will not disturb other tenants' peaceful enjoyment of their accommodations and will be conducive to maintaining the development in a decent, safe and sanitary condition, including refraining from behavior caused by drug or alcohol abuse that interferes with the health, safety or right to peaceful enjoyment of the premises by other tenants, housing authority employees, or persons residing in the immediate vicinity of the premises. In accordance with federal law and applicable HUD regulations, a criminal conviction is not necessary to demonstrate serious violations of the lease. Prohibited activities include, but are not limited to, the following:*
 - *Engaging in any activity, including physical and verbal assaults, that threatens the health, safety or right to peaceful enjoyment of housing authority's premises by other tenants, housing authority employees, agents of JCHA, or persons residing in the immediate vicinity of the premises. A criminal conviction is not needed to demonstrate serious violations of the lease;*
 - *Engaging in any violent criminal activity or other activity that threatens the life, health or property of other tenants, JCHA employees, or persons residing in the immediate vicinity of the premises;*

6.0

- *Engaging in any drug-related criminal activity on or off JCHA premises; for purposes of the lease, the term “drug-related criminal activity” means the illegal manufacture, sale, distribution, use, possession, storage, service, delivery or cultivation of a controlled substance;*
- *Displaying a weapon with a verbal or non-verbal threat to shoot, fire, explode, throw or otherwise discharge the weapon, to actually shoot, fire, explode, throw or otherwise discharge a deadly weapon, or to inflict any injury on another person or to damage any property through the intentional, reckless, careless or negligent use of a weapon. For purposes of this lease, a “deadly weapon” means a firearm or anything manifestly designed, made or adapted for the purpose of inflicting death or serious bodily injury. A deadly weapon shall include but not be limited to a club, explosive weapon, firearm, knife or knuckles. This also prohibits the use of any BB gun or pellet guns on JCHA property; and*
- *Owning or possessing illegal weapons on JCHA property;*
- *Causing any fire on JCHA premises, either intentionally or through negligent or careless disregard.*
- *If tenant, household members, guests or other persons under tenant’s control have been convicted of manufacture or production of methamphetamines on the premises of federally assisted housing, the lease shall be terminated immediately;*
- *If tenant, household members, guests or other persons under tenant’s control are subject to a lifetime registration requirement under state sex offender registration laws, then the lease shall be terminated immediately;*

8. *JCHA shall emphasize that the foregoing list of prohibited actions is not exhaustive. In all circumstances, except in circumstances that necessitate mandatory evictions, JCHA retains the authority to, after considering all credible evidence and on a case-by-case basis, decide against termination. JCHA shall consider the following factors when making determinations regarding authorized evictions under One Strike:*

- *Seriousness of the offending action*
- *The extent of participation by the leaseholder and other household members in the offending action, including whether the culpable member is a minor, disabled, or a victim of domestic violence or stalking*
- *The effects the eviction would have on family members not involved in the offending activity*
- *The extent to which the leaseholder has shown personal responsibility and has taken all reasonable steps to prevent or mitigate the offending action*
- *The effects the eviction, or the absence of eviction, would have on the community*
- *The demand for public housing by eligible families*
- *The length of time since the offending action*
- *If JCHA considers rehabilitation, then the tenant must submit evidence (e.g. formal certification of his/her participation in, or completion of, a rehabilitation program recognized by JCHA)*

9. *The following guidelines shall serve as just that: an instructive guide for JCHA and residents with respect to One Strike violations and their serious consequences. Note that the following guidelines are not mandatory, not applicable in all circumstances, and not exhaustive. In making any decisions pursuant to JCHA’s One Strike, employees shall consider alternatives and factors as described more clearly below and may, on a case-by-case basis under the totality of the circumstances based on the best evidence available to the JCHA, choose against eviction.*

A. *Drug charges:*

- *By Head of household:*
 - *Possession with intent to distribute --- On/Off site --- termination of tenancy.*
 - *Possession charge only --- On/Off site --- stipulation agreement to enter a rehabilitation program and no further lease violations for two years.*
- *By other members of the household on the lease:*
 - *Possession with intent to distribute --- On/Off site --- termination of tenancy.*
 - *Possession charge only --- On/Off site --- stipulation agreement to remove household member or enter a rehabilitation program and no further lease violations for two years.*
- *By persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household:*
 - *Possession with intent to distribute:*
 - *On site --- stipulation agreement for offender not to enter the unit and no further One Strike violations from the unit for two years. Also, if the arrest happened in the unit with drugs, then termination of tenancy.*
 - *Off site --- certification to be signed by the head of household and must provide A or B: (A) documentation of address for the offender; (B) change of address by the head of household for the offender from the US Post Office. Also, if charged within 500 feet of public housing, then stipulation agreement for offender not to enter the unit and no further One Strike violations from the unit for two years.*
 - *Possession charge only --- On/Off site --- certification to be signed by head of household must provide either A or B: (A) documentation of address by the head of household for the offender from the USPS and/or notification to the USPS that mail shall not be sent to the JCHA address.*
- *Note that the use of controlled substances in compliance with New Jersey state law (e.g. the New Jersey Compassionate Use Medical Marijuana Act, N.J.S.A. § 24:6I) will not subject tenants to violation of JCHA’s One Strike unless such use constitutes a pattern of abuse that interferes with the health, safety or right to peaceful enjoyment of the premises by other tenants.*

B. *Weapon charges:*

- *Firearms:*
 - *By Head of household --- On/Off site --- termination of tenancy.*
 - *Other member of household on lease --- On/Off site --- termination of tenancy.*
 - *Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head*

of household --- On site --- stipulation agreement for the offender not to enter the unit and no further One Strike violations from the unit for two years. Also, if the arrest happened in the unit with weapons, then termination of lease

- *Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household --- Off site --- certification to be signed by head of household must provide either A or B: (A) documentation of address for the offender; (B) change of address by the head of household for the offender from the USPS and/or notification to the USPS that mail shall not be sent to the JCHA address. Also, if charged within 500 feet of public housing, then stipulation agreement for offender not to enter the unit and no further One Strike violations from the unit for two years.*
 - *Weapons other than firearms:*
 - *By Head of household --- On/Off site --- based on the severity of weapons charge: termination of tenancy or stipulation agreement for no further One Strike violations for two years.*
 - *Other member of household on the lease ---On/Off site --- based on severity of weapons charge: termination of tenancy or stipulation agreement.*
 - *Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household --- On/Off site --- certification to be signed by the head of household providing A or B: (A) documentation of address for the offender; (B) change of address by the head of household for the offender from the USPS and/or notification to the USPS that mail shall not be sent to the JCHA address.*
- C. Alcohol abuse: pattern of abuse that interferes with the health, safety, or right to peaceful enjoyment of the premises by other tenants*
- *Head of household and any other member of the household on the lease:*
 - *On site --- stipulation agreement for a rehabilitation program and no further One Strike violations for two years.*
 - *Off site --- N/A*
 - *Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household:*
 - *On site: stipulation agreement for the offender not to enter the unit and no further One Strike violations from the unit for two years.*
 - *Off site: N/A*
- D. Violent criminal activity:*
- *Violent criminal activity that interferes with the health, safety, or right to peaceful enjoyment of the premises by other tenants:*
 - *Head of household --- On/Off site --- termination of tenancy.*
 - *Other member of the household on lease --- On/Off site--- termination of tenancy.*
 - *Violent criminal activity AND evidence that offender is residing in the unit*
 - *Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household*
 - *On site:*
 - *With evidence that offender is residing in the unit --- stipulation agreement not to enter or visit the head of household in the unit and no further One Strike violations for two years.*
 - *Without evidence that offender is residing in the unit --- certification to be signed*
 - *Off site:*
 - *Certification to be signed by the head of household providing A or B: (A) documentation of address for the offender; (B) change of address by the head of household for the offender from the USPS and/or notification to the USPS that mail shall not be sent to the JCHA address. Also, if charged within 500 feet of public housing, then stipulation agreement for offender not the enter the unit and no further One Strike violations from the unit for two years.*
 - *Violation criminal activity with additional charges:*
 - *Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household --- On/Off site --- (1) termination of tenancy if there is evidence that the offender is residing in the unit; (2) stipulation agreement for the offender not to enter the unit and no further One Strike violations from the unit for two years.*
- 10. Where JCHA deems appropriate and executes a stipulation agreement, JCHA shall seek eviction based upon any subsequent violations of the lease and/or One Strike which thereby violates the existing stipulation agreement. If JCHA has executed a stipulation agreement for a violation of One Strike, then JCHA may offer an informal grievance hearing to resolve the lease violation if it is not another One Strike violation.*
- 11. Where the guidelines provide for a Stipulation Agreement, JCHA may require the removal of the offending individual from the lease. Where such alternative is appropriate, household members wishing to remain in JCHA housing must provide sufficient proof that the offending individual has indeed been physically removed from the housing unit. To do so, tenants shall refer to the following list. Tenants must provide documents and/or satisfy criteria from the following list, which must total a minimum of 10 points. For example, if a tenant provides the removed person's new lease from a different address, then such document totals 10 points; thus, the tenant has satisfied his/her obligation to remove the culpable person and, accordingly, the tenant along with the rest of his/her household may remain in JCHA housing.*
- 1. Lease of removed person, evidencing his/her new address (10 POINTS)*
 - 2. Utility bill of removed person, evidencing his/her new address (7 POINTS)*
 - 3. Is head of household willing to move to a smaller apartment? (7 POINTS)*
 - 4. Resident in good standing (5 POINTS)*

5. *JCHA checks subject apartment and finds no evidence that the culpable person is still living in the apartment (5 POINTS)*
6. *Documentation notifying the USPS of a change of address for the offender (5 POINTS)*
7. *Mail going to removed person at different address (3 POINTS)*
8. *Request that mail not be delivered to the head of household's address (3 POINTS)*
9. *Legal Disclaimer Ad in newspaper (3 POINTS)*

12. *The Grandparent Clause is an exception to JCHA's One Strike. With regard to the treatment of elderly persons (whether heads of household or other household members) who have members on their lease who have been arrested in violation of One Strike, JCHA may offer an option for the elderly person to avoid eviction by allowing him/her to transfer to an appropriate senior site or building. This option is contingent upon the elderly resident's willingness to transfer to the new housing independently and, if appropriate, remove all non-elderly members from the lease, and sign a Stipulation Agreement barring further violation of the lease provisions for two years.*

(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.

1. Eligibility, Selection and Admissions Policies –

Interested Persons may also apply for admission to public housing at the Management Office at Barbara Place Terrace for Lafayette Senior Living Center, Woodward Terrace, Pacific Court Townhouse and for Barbara Place Terrace and at Lafayette Village Management Office for Lafayette Village and at Gloria Robinson Court I & II Management Office for Gloria Robinson Court *and at Ocean Pointe for Ocean Pointe only.*

Other preference also includes Lafayette Gardens HOPE VI relocates and Turnkey neighborhood residents for Ocean Pointe East and West.

2. Financial Resources – Changes included:

Federal Grants

Public Housing Operating Fund	\$26.3M
Public Housing Capital Fund	\$6.8M
HOPE VI Revitalization (AHM)	\$9.7M
Annual Contributions for Section 8 Tenant Based Assistance	\$34.3M
Resident Opportunity & Self-Sufficiency Grants:	\$625,000
Community Development Block Grant	\$47,000 + \$450,000
HOME	\$400,000
CSBG	\$350,000

Prior Year Federal Grants

CDBG	\$500,000
CFP 2009	\$1,686,209
RHF 2009	\$1,215,865

Public Housing Rental Income

Non-dwelling Income	\$71,000.
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Other Federal Income

Interest	\$24,000
Other (CFP 1406)	\$1,120,000

Non-federal sources

DSH Proceeds (estimated)	\$280,000
Inter-Local Agreements	\$100,000

3. Rent Determination-

DETERMINATION OF TOTAL TENANT PAYMENT & TENANT RENT CHOICE

At admission and each year in preparation for their annual reexamination, each family is given the choice of having their rent determined under the Formula Method or having their rent set at the Flat Rent amount.

- A. For residents who opt for the Flat Rent, only the family composition, the Authorization of Release of Information form and compliance with the Community Service Requirement will be required on an annual basis (all deductions will also apply). Public Housing Residents who reside at Mixed-Finance Developments and whose unit is also a LIHTC unit must be recertified every year.
- B. Families who opt for the Flat Rent may request to have a reexamination and return to the Formula-based Method at any time for any of the following reasons:

1. The family's income has decreased.
2. The family's circumstances have changed increasing their expenses for child care, medical care, etc.
3. Other circumstances creating a hardship on the family such that the Formula Method would be more financially feasible for the family.

FORMULA METHOD

The Total Tenant Payment (TTP) is equal to the highest of either 10% of monthly income or 30% of adjusted monthly income. The family will pay the greater of the Total Tenant Payment or the minimum rent of \$50.00, but never more than the Flat Rent. At Berry Gardens, a designated Senior development, the JCHA may, at its discretion, offer a rent of either 10% of the monthly income or 25% of the adjusted monthly income (whichever is higher) for difficult to lease efficiency apartments.

In the case of a family who has qualified for the income exclusion at Section 8.3a, upon the expiration of the 12-month exclusion period described in that Section, an additional rent benefit accrues to the family. If the family member's employment continues, then for the 12-month period following the 12-month period of disallowance, the resulting rent increase will be capped at 50 percent of the rent increase the family would have otherwise received.

NIMUM RENT

The JCHA has set the minimum rent at \$50.00. However if the family requests a hardship exemption in writing, the JCHA (or its Agent) will immediately suspend the minimum rent for the family until it can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
5. When a death has occurred in the family.

B. If the JCHA determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

C. Temporary hardship: If the JCHA (or its Agent) reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The JCHA (or its Agent) will offer a Repayment Agreement in accordance with the Section 10.9 of this policy for any rent not paid during the period of suspension. During the suspension period the JCHA (or its Agent) will not evict for nonpayment of the amount of rent owed for the suspension period.

D. Long-term hardship: If the JCHA (or its Agent) determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

E. Appeals: The family may use the grievance procedure to appeal the JCHA's (or its Agent's) determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

LAT RENT

The JCHA has established a schedule of "Flat Rents" for each Public Housing unit as required by QHWRA law and HUD rules. In doing so, it analyzed the area's market rent levels, the Section 8 Fair Market Rent (FMR), the size and type of the unit, its age, amenities, services, utilities provided, neighborhood and any other extenuating circumstances.

At Mixed-Finance Developments the Flat Rent is the LIHTC rent for those units that are both Public Housing and LIHTC units. The LIHTC rent is subject to periodic change pursuant to N.J. Housing Mortgage and Finance Agency rules and regulations. For Public Housing Only units in these developments, the Flat Rent is the current

rent for a market-rate apartment of equal size and amenities at the same Development. The market-rate rents are subject to periodic change based on current local market conditions.

The Flat Rent schedule for the JCHA Public Housing developments is as follows:

<i>SITE</i>	<i>BEDROOM SIZE</i>									
	Studio	Senior 1	Senior 2	Senior 3	1	2	3	4	5	6
Marion Gardens	n/a	n/a	n/a	n/a	554	644	780	834	960	1,091
Booker T. Washington	n/a	n/a	n/a	n/a	673	785	952	1,025	n/a	n/a
Hudson Gardens	n/a	n/a	n/a	n/a	769	898	1,087	1,171	n/a	n/a
Holland Gardens	n/a	n/a	n/a	n/a	769	898	1,087	1,171	n/a	n/a
Montgomery Gardens	n/a	n/a	n/a	n/a	660	770	933	1,005	n/a	n/a
A. Harry Moore Apts.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Curries Woods	n/a	546	632	734	n/a	1,092	1,324	1,420	n/a	n/a
Berry Gardens 72/82 Danforth Ave	377	476	663	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Berry Gardens 92 Danforth/199 Ocean.	428	567	714	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas J. Stewart Apts	377	476	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Dwight Street Homes	n/a	n/a	n/a	n/a	n/a	n/a	1,231	1,309	n/a	n/a

The Flat Rent will be reevaluated annually and adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family. This Flat Rent schedule is effective April 1, 2009.

Rent for Families under the Noncitizen Rule

A mixed family will receive full continuation of assistance if all of the following conditions are met:

- A. The family was receiving assistance on June 19, 1995;
- B. The family was granted continuation of assistance before November 29, 1996;
- C. The family's head or spouse has eligible immigration status; and
- D. The family does not include any person who does not have eligible status other than the head of household, the spouse of the head of household, any parent of the head or spouse, or any child (under the age of 18) of the head or spouse.

If a mixed family qualifies for prorated assistance but decides not to accept it, or if the family has no eligible members, the family may be eligible for temporary deferral of termination of assistance to permit the family additional time for the orderly transition of some or all of its members to locate other affordable housing. Under this provision, the family receives full assistance. If assistance is granted under this provision prior to November 29, 1996, it may last no longer than three (3) years. If granted after that date, the maximum period of time for assistance under the provision is eighteen (18) months. The JCHA will grant each family a period of six (6) months to find suitable affordable housing. If the family cannot find suitable affordable housing, the JCHA will provide additional search periods up to the maximum time allowable.

Suitable housing means housing that is not substandard and is of appropriate size for the family. Affordable housing means that it can be rented for an amount not exceeding the amount the family pays for rent, plus utilities, plus 25%.

The family's assistance is prorated in the following manner:

Determine the 95th percentile of gross rents (tenant rent plus utility allowance) for the JCHA. The 95th percentile is called the maximum rent.

Subtract the family's total tenant payment from the maximum rent. The resulting number is called the maximum subsidy.

Divide the maximum subsidy by the number of family members and multiply the result times the number of eligible family members. This yields the prorated subsidy.

Subtract the prorated subsidy from the maximum rent to find the prorated total tenant payment. From this amount subtract the full Utility Allowance to obtain the prorated tenant rent.

4. Operation and Management – HUD Programs under PHA Management

Program Name	Units/Families Served	Expected Turnover
Public Housing	2892	78
Section 8 vouchers	2549	100
Section 8 Mod Rehab	100 (SRO)	30
Special Purpose Section 8 Voucher		
NEDP	300	10
Mainstream	200	25
Family Unification	170	30
Relocation/Replacement	447	30
VASH	70	10

5. Grievance Procedures –

PUBLIC HOUSING GRIEVANCE PROCEDURE

Upon the filing of a written request as provided in these procedures, a resident shall be entitled to a hearing before a Hearing Officer.

DEFINITIONS

For the purpose of this Grievance Procedure, the following definitions are applicable:

A. "**Grievance**" shall mean any dispute which a resident may have with respect to the JCHA's (or its Agent's) action or failure to act in accordance with the individual resident's lease or JCHA (its Agent's) regulations which adversely affect the individual resident's rights, duties, welfare or status. Grievance does not include any dispute a resident may have with the JCHA (or its Agent) concerning a termination of tenancy or eviction that involves any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the JCHA's public housing premises by other residents or employees of the JCHA (or its Agent); or any violent or drug-related criminal activity on or near such premises. Nor shall this process apply to disputes between residents not involving the JCHA (or its Agent) or to class grievances.

B. "**Complainant**" shall mean any resident whose grievance is presented to the JCHA (or its Agent) or at the development management office in accordance with Sections 19.3 and 19.4 of this procedure.

C. "**Elements of Due Process**" shall mean an eviction action or a termination of tenancy in a State or local court in which the following procedural safeguards are required:

1. Adequate notice to the resident of the grounds for terminating the tenancy and for eviction;
2. Right of the resident to be represented by counsel;
3. Opportunity for the resident to refute the evidence presented by the Authority including the right to confront and cross examine witnesses and to present any affirmative legal or equitable defense which the resident may have; and
4. A decision on the merits.

D. "**Hearing Officer**" shall mean a person selected in accordance with Section 19.5 of these procedures to hear grievances and render a decision with respect thereto.

E. "**Resident**" shall mean the adult person (or persons) other than a live-in aide who resides in the unit and who executed the lease with the JCHA (or its Agent) as lessee of the premises, or, if no such person now resides in the premises, who resides in the unit and who is the remaining head of household of the resident family residing in the unit.

F. "**Resident Organization**" includes a resident management corporation.

G. "**Promptly**" (as used in Section 19.3 and 19.4), shall mean within the time period indicated in a notice from JCHA of a proposed action which would provide the basis for a grievance if the resident has received a notice of a proposed action from the agency.

Any grievance shall be promptly and personally presented, either orally or in writing, to the JCHA central office or to the applicable Site management office so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared within fourteen (14) calendar days and one copy shall be given to the resident and one retained in the Authority's resident file. The summary shall specify the names of the participants, dates of the meeting, the nature of the proposed disposition of the complaint and the specific reasons for the meeting, and shall specify the procedures by which a formal grievance hearing may be obtained if the resident is not satisfied.

ES TOBTAIN A HEARING

The resident shall submit a written request for a hearing to the Authority or the development office within fourteen (14) calendar days from the date of the mailing of the summary of the discussion pursuant to Section 19.3. The written request shall specify:

- A. The reasons for the grievance; and
- B. The action or relief sought.

A grievance hearing shall be conducted by an impartial person appointed by the JCHA (or its Agent) other than a person who made or approved the action under review or a subordinate of such person.

The JCHA (or its Agent) shall appoint, accordingly to all applicable procurement rules and regulations, a third-party hearing officer to conduct the hearings.

If the resident does not request a hearing in accordance with this section, then the JCHA's (or its Agent's) disposition of the grievance under Section 19.3 shall become final. However, failure to request a hearing does not constitute a waiver by the resident of the right thereafter to contest the JCHA's (or its Agent's) action in disposing of the complaint in an appropriate judicial proceeding.

All grievances shall be promptly presented in person, either orally or in writing, pursuant to the informal procedure prescribed in Section 19.3 as a condition precedent to a hearing under this Section. However, if the resident can show good cause why there was failure to proceed in accordance with Section 19.3 to the Hearing Officer, the provisions of this subsection may be waived by the Hearing Officer.

Before a hearing is scheduled in any grievance involving the amount of rent as defined in the lease which the JCHA (or its Agent) claims is due, the resident shall pay to the JCHA (or its Agent) an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The resident shall thereafter deposit monthly the same amount of the monthly rent in an escrow account held by the JCHA (or its Agent) until the complaint is resolved by decision of the Hearing Officer. Amounts deposited into the escrow account shall not be considered as acceptance of money for rent during the period in which the grievance is pending. In extenuating circumstances, the JCHA (or its Agent) may waive these requirements. Unless so waived, the failure to make such payments shall result in a termination of the grievance procedure. However, failure to make payment shall not constitute a waiver of any right the resident may have to contest the JCHA's (or its Agent's) disposition of his grievance in any appropriate judicial proceeding.

19.9 **SCHEDULING OF HEARINGS**

Upon the resident's compliance with this section the Hearing Officer shall promptly schedule a hearing for a time and place reasonably convenient to both the resident and the JCHA (or its Agent). A written notification specifying the time, place and the procedures governing the hearing shall be delivered to the resident and the appropriate agency official.

PROCEDURES **GOVERNING THE HEARING**

The resident shall be afforded a fair hearing, which shall include:

- A. The opportunity to examine before the grievance hearing any JCHA (or its Agent's) documents, including records and regulations that are directly relevant to the hearing. The resident shall be provided a copy of any such document at the resident's expense. If the JCHA (or its Agent) does not make the document available for examination upon request by the resident, the JCHA (or its Agent) may not rely on such document at the grievance hearing.
- B. The right to be represented by counsel or other person chosen as the resident's representative and to have such person make statements on the resident's behalf;
- C. The right to a private hearing unless the resident requests a public hearing;
- D. The right to present evidence and arguments in support of the resident's complaint, to controvert evidence relied on by the JCHA (or its Agent), and to confront and cross examine all witnesses upon whose testimony or information the JCHA (or its Agent) relies; and
- E. A decision based solely and exclusively upon the facts presented at the hearing.

The Hearing Officer may render a decision without holding a hearing if the Hearing Officer determines that the issue has been previously decided at another hearing.

NG (CONT.)

If either the resident or the JCHA (or its Agent) fails to appear at a scheduled hearing, the Hearing Officer may postpone the hearing for up to five business days or determine that the missing party has waived their right to a hearing. Both the JCHA (or its Agent) and the resident shall be notified of the Hearing Officer's decision. This decision shall not waive a resident's right to contest the disposition of the grievance in an appropriate judicial proceeding.

The following accommodation will be made for persons with disabilities:

A. The JCHA (or its Agent) shall provide reasonable accommodations for persons with disabilities to participate in the hearing. Reasonable accommodations may include qualified sign language interpreters, readers, accessible locations, or attendants.

B. If the resident is visually impaired, any notice to the resident that is required by these procedures must be in an accessible format.

INFORMAL HEARING PROCEDURES FOR DENIAL OF ASSISTANCE ON THE BASIS OF INELIGIBLE IMMIGRATION STATUS

The participant family may request that the JCHA (or its Agent) provide for an informal hearing after the family has notification of the INS decision on appeal, or in lieu of request of appeal to the INS. The participant family must make this request within 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or within 30 days of receipt of the INS appeal decision.

DECISION OF THE HEARING OFFICER

The Hearing Officer shall prepare a written decision, specifying the reasons on which the decision is based, within fourteen (14) calendar days after the hearing. A copy of the decision shall be sent to the resident and the JCHA (or its Agent). The JCHA (or its Agent) shall retain a copy of the decision in the resident's folder. A copy of such decision with all names and identifying references deleted shall also be maintained on file by the JCHA (or its Agent) and made available for inspection by a prospective complainant, his or her representative, or the Hearing Officer.

The decision of the Hearing Officer shall be binding on both parties. The JCHA shall take all actions, or refrain from any actions, necessary to carry out the decision unless the JCHA's Board of Commissioners determines within reasonable time, and promptly notifies the complainant of its determination, that:

A. The grievance does not concern JCHA action or failure to act in accordance with or involving the resident's lease or JCHA regulations, which adversely affect the resident's rights, duties, welfare or status;

B. The decision of the Hearing Officer is contrary to applicable Federal, State, or local law, JCHA regulations, or requirements of the Annual Contributions Contract between the JCHA and the U.S. Department of Housing and Urban Development.

A decision by the Hearing Officer or Board of Commissioners in favor of the JCHA or which denies the relief requested by the resident in whole or in part shall not constitute a waiver of, nor affect in any manner whatsoever, any rights the resident may have to a trial do novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

6. Designated Housing for Elderly and Disabled Families

Approved Renewal of Designated Plan until March 14, 2014:

NJ009000013 – Lafayette Senior Living Center: AMP13, 83 Units Elderly Only

NJ009000009 – Berry Gardens: AMP9, 40 Units Elderly Only

NJ009000009 – Berry Gardens III: AMP9, 42 Units Elderly Only

NJ009000009 - Berry Gardens IV: AMP9, 286 Units Elderly Only

NJ009000016 – Thomas Stewart Apartments: AMP16, 48 Units Elderly Only

NJ009000008 – Curries Woods (3New Heckman Drive) : AMP 8, 91 Units Elderly and Disabled Families

NJ009000020 :Ocean Point East and West, AMP 20, 58 Units Elderly Only

May amend the plan to add 68 proposed units elderly only at Montgomery Gardens

7. Community Service and Self-Sufficiency

The Resident Opportunities & Self-Sufficiency (ROSS) Program operates at three public housing communities. The Coordinators provide individualized case management services, a computer lab and job readiness workshops on site and refer residents to appropriate local service providers in the community.

The JCHA's Director of Resident Services continues to address the needs of the senior residents; she has established a partnership with a local service provider to operate a "WISE" program for seniors, which includes

REVOCAION OF PERMISSION TO HOUSE A PET

The JCHA may revoke the permission to house a pet on a temporary or permanent basis for the following causes:

1. Creation of a nuisance after proper notification consistent with the pet rules.
2. Excessive pet noise or odor with proper notification.
3. Dangerous behavior by the pet.
4. The pet is not effectively restrained, leashed and under the control of a responsible individual while in common areas.
5. Excessive damage to the apartment/townhouse.
6. Problems with vermin or flea infestation.
7. Failure of the resident to provide adequate care and/or vaccination of the pet.
8. Leaving the pet unattended for eight hours or longer or left alone in an apartment/townhouse overnight.
9. Damage to other apartments/townhouses or common areas.

E VIOLATION

Any violation of the Pet Policy shall be considered a violation of the Lease Agreement and shall subject the resident to appropriate penalties under state statute including eviction proceedings.

10. Civil Rights Certification – FAIR HOUSING

It is the policy of the JCHA to fully comply with all Federal, State and local nondiscrimination laws, the Civil Rights Acts, the Americans with Disabilities Act, and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

Civil Rights laws protect the rights of applicants and residents to equal treatment by the JCHA in the way Programs are implemented. It is the policy of the JCHA to comply with all Civil Rights laws, including but not limited to:

- Title VI of the Civil Rights Act of 1964, which forbids discrimination on the basis of race, color, religion, national origin or sex
- Title VIII of the Civil Rights Act of 1968 (as amended by the 1974 HCDA and Fair Housing Amendments Act of 1988), which extends protection against discrimination based on disability and familial status, and spell out forms of prohibited discrimination
- Executive Order 11063
 - Section 504 of the Rehabilitation Act of 1973, which describes specific housing rights of persons with disabilities
 - The Age Discrimination Act of 1975, which establishes certain rights of the elderly
 - Title II of the Americans with Disabilities Act of 1990 (ADA) requires that the JCHA provide individuals with disabilities access to its programs, services and activities including, common area and public spaces. However, Title II does not require that individual housing units be accessible to individuals with disabilities; rather, Section 504 and the Fair Housing Act govern access for individuals with disabilities to the JCHA's housing units.
 - Any applicable State laws or local ordinances,
 - Title VI of the Violence Against Women Act and Department of Justice Re-Authorization Act of 2005 , Public Law 109-162, Sections 606 and 607, and
 - Any legislation protecting the individual rights of residents, applicants or staff that may subsequently be enacted.

To further its commitment to full compliance with applicable Civil Rights laws, the JCHA will provide federal/State/local information to applicants/residents of the Public Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the JCHA office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The JCHA will assist any family who believes they have suffered illegal discrimination by providing them copies of the appropriate housing discrimination forms. The JCHA will also assist them in completing the forms if requested, and will provide them with the address of the nearest HUD office of Fair Housing and Equal Opportunity.

11. Fiscal Year Audit

JCHA is required to have an audit conducted. The most recent fiscal audit was completed and a draft copy has

been received by the JCHA and contains one (1) finding. This audit will be submitted to HUD shortly.

12.Asset Management

13.Violence Against Women Act – *Violence Against Women Act (VAWA)*

In accordance with Title VI of Public Law 109-162 and the applicable sections of the U.S. Housing Act of 1937, as amended, the JCHA is committed to preserving and protecting the right to safe, affordable housing for victims of domestic violence, dating violence, or stalking. The JCHA will comply with any provision of Federal, State or local law that provides the greatest protection for victims of these criminal acts.

1. The JCHA will not deny admission to any applicant on the basis that they are or have been a victim of domestic violence crimes if the applicant otherwise qualifies for assistance or admission.
2. If an applicant or resident is or has been a victim of domestic violence, dating violence or stalking, they must submit a form HUD-50066 certification and other acceptable and official documentation (i.e., police report, or letters from Prosecutors office, victim services agency or medical professional, etc.) to the Property Manager to verify the incident. The documentation must be received within 14 business days of notification to the JCHA that the individual is or has been a victim of these domestic violence crimes.
3. If an applicant or resident is or has been a victim of domestic violence, dating violence or stalking, they must submit a form HUD-50066 certification and other acceptable and official documentation (i.e., police report, or letters from Prosecutors office, victim services agency or medical professional, etc.) to the Property Manager to verify the incident. The documentation must be received within 14 business days of notification to the JCHA that the individual is or has been a victim of these domestic violence crimes.

Upon written notification to the JCHA and submission of acceptable documentation verifying the incident, as described above, the Property Manager will meet with the victim to explain the following options offered by the JCHA:

- Emergency Transfer: The resident may choose to transfer to another unit on-site or at another JCHA development. The resident must submit a written transfer request to the Property Manager. The Property Manager will forward the request to the Deputy Executive Director for approval. The resident will be offered a transfer to a suitable unit based on family size, composition and income.
- Social Services: The resident will be referred to a appropriate 3rd party agencies for supportive services and counseling, as needed.
- Housing Choice Voucher (Section 8): If the resident chooses, they may request a Housing Choice Voucher (Section 8) which will enable them to move to an apartment in the private market with rental assistance.
 - The JCHA will vigorously enforce the One Strike Policy and Lease Agreement to protect victims of domestic violence crimes without causing the victim to be penalized in the process as follows:
- The JCHA will evict, remove or terminate assistance to any individual who is a resident and engages in criminal acts of physical violence or who poses an actual and imminent threat to family members, other residents, JCHA employees, or others.
- The resident victim of such violence will not be evicted, removed, assistance terminated or otherwise punished because of the actions of the resident committing the criminal act. However, the JCHA reserves the right to evict the resident victim for any other material violations of the Lease committed by the victim.
- In the event that the resident victim is not the Head of Household, the JCHA will honor court orders addressing the rights of access to or control of the unit, including civil protection orders that address the possession of property in cases where a family breaks up.

While the JCHA acknowledges the need to protect victims of domestic violence crimes, it has an obligation to provide safe and affordable housing to all residents. In this spirit, the JCHA will require the resident victim who becomes the new Head of Household to sign an Agreement stipulating that they will not allow the individual who committed the domestic violence crime into the apartment for a period of two (2) years unless the individual can produce official documentation verifying that they have completed an approved rehabilitation or counseling program and are no longer a threat to the resident victim or any other person.

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.*

JCHA plans to engage in mixed-finance development activities for public housing at A. Harry Moore (Phase IIIA-60 units & B-56 units, IV-4 for sales units and V-70 for sale units off-site) under its 2009 HOPE VI grant.

The JCHA plans to apply for a HOPE VI Revitalization grant (or Choice Neighborhood) for Montgomery Gardens apartments. The JCHA plans to engage in mixed finance developments activities for public housing at

7.0	<p>Montgomery Gardens following completion of Master Planning Process which is currently underway.</p> <p>The JCHA plans to continue HOPE VI mixed-finance rental and for-sale activities at Lafayette Gardens including 120 rental units of Glenview Townhouses and 6 for-sale houses on-site and 15 off-site for sale houses.</p> <ul style="list-style-type: none"> A. Lafayette Garden: (formerly AMP #1) disposition application for Bldgs. 5,6,7&8 approved on 12/2/09. B. Montgomery Gardens, AMP#6 (Demolition/Disposition) Application for Building #1 submitted for 10/2010, Total Development and projected end date of activity is 2020. C. Demolition/Disposition for Buildings #3,5,6 at Montgomery Gardens planned for 12/2011 and end date is 2020. Site acquisition proposals for 2 parcels owned by Montgomery Gardens developer planned for 12/2011 and end date is 2020. D. The JCHA has procured a Development Team to create a Montgomery Gardens and surrounding neighborhood Revitalization Plan. On December 9, 2010, the JCHA and its development team will submit an application for a Choice Neighborhoods Planning Grant to support the master planning efforts. Since 2008, the JCHA and Montgomery residents have been meeting to discuss revitalization and have accomplished the following to date: Voluntary relocation plan initiated in 6/08. Development Team procured, initial two phases of revitalization planned to include the complete rehab of 1 building into affordable senior housing on-site and the development of approx. 60 off-site rental mixed-income family units. The JCHA is continuing its master planning efforts and anticipate the plan to include the demolition of the 5 other on-site buildings and creating one-for-one replacement of the demolished units both on and off-site. E. JCHA Admin. Buildings #410, #420, AMP#99 (Disposition) Planned application: Homeownership Plan. Date Application planned for submission for disposition is 12/2012, Coverage is part of the development and the timeline for projected start date is 11/2008 with projected end date of activity is 03/2013. F. Lafayette Gardens: HOPE VI (formerly AMP#1)(Site acquisition) of vacant land planned for submission 06/2010 and projected end date for activity is 06/2010 G. The JCHA currently administers 94 Project-Based Vouchers (PBV) to The Mid-City Development, Resurrection House, SEED Corp, JP Affordable Housing, Ocean Pointe Senior Housing, 782-784 Ocean Avenue, St. Mary's Residence and Stegman Arms and finds that providing both tenant-based and project-based vouchers provides and preserves the maximum amount of affordable local housing choice to low income households. <p>The JCHA has been awarded 200 Non-Elderly Persons with Disabilities Program (NEDP) vouchers of which 70 NEDP vouchers have been made available to provide project-based rental assistance for eligible units throughout Jersey City. In accordance with Federal Regulation 24 CFR 983.5, the JCHA is eligible to administer a Project-Based Program up to 20% of the budget authority.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>
8.2	<p>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.</p>
8.3	<p>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.</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.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	24,207	5	5	5	5	5	3
Income >30% but <=50% of AMI	13,256	5	5	5	5	5	3
Income >50% but <80% of AMI	20,173	5	5	5	5	5	4
Elderly	9,222	5	4	4	5	2	5
Families with Disabilities	2,882	5	5	5	5	3	5
Race/Ethnicity (<i>Wht</i>)	20,749	5	5	5	5	5	4
Race/Ethnicity (<i>Blk</i>)	16,138	5	5	5	5	5	4
Race/Ethnicity (<i>Hisp</i>)	13,833	5	5	5	5	5	4
Race/Ethnicity (<i>Oth</i>)	6,916	5	5	5	5	5	4

Housing Needs of Families on the Waiting List

Public Housing waiting list			
	# of families	% of total families	Annual Turnover
Waiting list total	8,309		125
Extremely low income <=30% AMI	6,518	78.45%	
Very low income (>30% but <=50% AMI)	1,467	17.66%	
Low income (>50% but <80% AMI)	324	3.90%	
Families with children	4,867	56.97%	
Elderly families	1,043	12.21%	
Families with Disabilities	2,633	30.82%	
Race/ethnicity (<i>Wht</i>)	1,016	12.23%	
Race/ethnicity (<i>Blk</i>)	3,887	46.78%	
Race/ethnicity (<i>His</i>)	3,177	38.23%	
Race/ethnicity (<i>Oth</i>)	229	2.75%	

Characteristics by Bedroom Size (Public Housing Only)		
1BR	2,970	35.75%
2 BR	2,890	34.78%
3 BR	2,100	25.27%
4 BR	331	3.98%
5 BR	15	0.18%
5+ BR	3	0.04%

Is the waiting list closed (select one)? No Yes
 If yes: Closed on 05/01/2007
 HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 47 MONTHS
 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 (*for Elderly Designated Buildings, the Dwight St. Homes Homeownership Plan & Higher Income Households 51%-80% AMI*)

9.0

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/subjurisdiction:

	# of families	% of total families	Annual Turnover
Extremely low income <=30% AMI	6759	74.85%	
Very low income (>30% but <=50% AMI)	2012	22.3%	
Low income (>50% but <80% AMI)	259	2.9%	
Families with children	5,385	59.63%	
Elderly families	439	4.86%	
Families with Disabilities	1695	18.77%	
Race/ethnicity (<i>Wht</i>)	5434	60.2%	
Race/ethnicity (<i>Blk</i>)	2086	23.10%	
Race/ethnicity (<i>Hisp</i>)	1,472	16.30%	
Race/ethnicity (<i>Oth</i>)	38	.42%	

(Bedroom Size Data is Unavailable)

Characteristics by Bdrm Size (PH Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes (for general applicants, not for targeted programs like Transitional Housing, etc.)

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 102 MONTHS (SINCE 10/2002)
Board approved closure of Mainstream waiting list 2/7/07

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 (*HOPE VI displacement, graduates of Transitional Housing Program, Homelessness Programs, and other specific targeted programs*)

The Housing Needs of the families in the Jurisdiction has not been revised. Those with extremely low income, the elderly and those families with disabilities comprise the highest number of families with needs that are served by the JCHA.

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>The strategies of the JCHA to maximize the number of affordable units available include the following:</p> <ul style="list-style-type: none"> • Employ effective maintenance and management policies to minimize the number of units off-line • Reduce the turnover time for vacated units. • Reduce the make-ready time to renovate units. • Seek replacement of public housing units through mixed finance developments • Seek replacement of public housing units lost through Section 8 replacement housing resources • Maintain Section 8 lease-up rates by establishing payment standards that will enable families to rent • Undertake measures to ensure access to affordable housing among families assisted by the PHA • Maintain and increase Section 8 lease-up rates by marketing the program to owners • Maintain and increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program. • Participate in the Consolidated Plan development process to ensure coordinately with broader community strategies • Promote program integrity to ensure only eligible and responsible families participate in public and assisted housing programs. • Preserve and improve assisted housing by aligning it with the broader housing market through Transforming Rental Assistance (TRA) activities by encouraging a mix of incomes, uses, tenant choice and mobility. • Explore the benefits of Moving to Work (MTW) strategies to reduce costs and achieve greater cost effectiveness in federal expenditures while giving incentives to families with children to become economically self-sufficient. • Apply for additional Section 8 vouchers should they become available • Leverage affordable housing resources in the community through the creation of mixed-finance housing • Pursue housing resources other than public housing or Section 8 tenant-based assistance. • Utilize Housing Choice Vouchers for project-based assistance program. Utilize “operating subsidy-only mechanism” for new housing developments. • Adopt rent policies to support and encourage work. • Employ admissions preferences aimed families who are working • Seek designation of public housing for the elderly • Apply for special-purpose vouchers targeted to the elderly • Provide assisted living services for existing elderly developments, and develop new elderly only developments • Carry out modifications needed in public housing based on the section 504 Needs Assessment for public housing. • Ensure feasible accessibility, modifications, adaptability and visitability in Curries Woods, Lafayette Gardens, A. Harry Moore and Montgomery Gardens HOPE VI on-going programs and projected programs. Provide homeownership opportunities for persons in need of accessible units. Provide Section 8 project-based assistance to programs that provide accessible units. • Affirmatively market to races/ethnicities shown to have disproportionate housing needs. • Secured ARRA funds and established a “Greenhab Crew” to do extensive renovations of vacant units with green/healthy technology and materials. • Implementation on Energy Performance Contract to improve energy efficiency at Public Housing AMPs.
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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>The JCHA continues to see the progress we are making in meeting our missions and goals.</p> <ul style="list-style-type: none"> • Ongoing planning and implementation of Revitalization Programs including the use of HOPE VI. Demolition of bldgs 1,2&7 at A. Harry Moore will be complete by 11/2010 and construction of A. Harry Moore Phase IIIA will begin immediately after demolition. Construction of Glenview Townhouses at Lafayette Gardens began 11/2009 and will be completed in 03/2012. Construction of for sale homes at Lafayette Gardens will begin by 03/2011. • Aggressively pursuing and applying for grants. • The JCHA received a \$250,000. Emergency Safety and Security Grant from HUD to address capital improvements at Marion Gardens • We have seen an increase in our REAC scores and continue to address the condition of our developments and housing units to ensure our residents are living in safe • The Deputy Director and Asset Managers continue to enforce all lease violations and evictions as per the ACOP and lease. • The JCHA continues to expand services to promote and support Resident Self-Sufficiency including new Homeownership Opportunities at Freeman Homes and AHM Condos. Our Self-Sufficiency Program continues to help many residents. • In order to improve and expand affordable housing opportunities for Senior Citizens, the JCHA is developing a new senior designated mixed-income community through innovative partnerships with private developers. • Significant Improvements are on-going at our existing senior developments through the use of Capital and Leveraging Funds. • In order to achieve greater financial stability, the JCHA has increased the flat rents, entered into inter-local agreements, leased office space, and continues to investigate other sources of revenue. • As we continue to facilitate the transition to Asset Management, we have been successful in many aspects as noted by HUD during a review and also during our Stop-Loss evaluation. • Numerous training sessions were attended by staff on Asset Management, REAC inspections, budgets, etc. to provide training and development and to further our supportive goals. • The JCHA received a Resident Opportunities & Self-Sufficiency (ROSS) Grant for Service Coordinators for three public housing communities. The Coordinators provide individualized case management services, a computer lab and job readiness workshops on site and refer residents to appropriate local service providers in the community. • In order to enhance and expand Management Information Systems and Broaden and Foster Agency Communications, the JCHA is in the process of upgrading our computer and telephone systems. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The JCHA defines a “significant amendment” or a “substantial deviation/modification” of the Agency Plan to be any change in policy, programs, rules or practices that would normally require authorization by the JCHA Board of Commissioners through a Board Resolution.</p>
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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)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission

of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to

support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the

resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of:
 - 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking;
 - 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and
 - 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

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

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.

6.0 (a)	<p>PHA Plan Update. Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.</p> <p>Resident Comments Regarding One Strike Policy:</p> <ul style="list-style-type: none"> • <i>To put someone out of a residence because of a violation that somebody else committed doesn't seem fair.</i> • <i>Is the person who committed the crime allowed back on the site to visit family members if they are sick?</i> • <i>You have some older people who want to see their child but can't because of the situation that occurred.</i> • <i>If a person has a stipulation and is not allowed on the site, how do you monitor that?</i> • <i>We have some tenants who got put out due to One Strike Policy but they still come back.</i> • <i>The hallways are out of control and it's not the people who live there – it's the ones from the outside.</i> • <i>What happens in cases where the troubled person is living with a grandmother?</i> • <i>How long does it take to remove a person off the lease who is active and out there doing things?</i> • <i>So the One Strike Policy doesn't just deal with drugs.</i> • <i>I hope the Housing Authority will take into consideration the many aspects of a family before evicting the family.</i>
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**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 2011, 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.

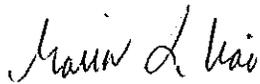
Jersey City Housing Authority
PHA Name

NJ39P009
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2011 - 2015

Annual PHA Plan for Fiscal Years 2011 - 2012

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
Maria Maio	Executive Director
Signature	Date
	1/5/11

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.

Jersey City Housing Authority

NJ39P009

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 **Maria Maio**

Title **Executive Director**

Signature



Date **01/05/2011**

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Jersey City Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund 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 Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

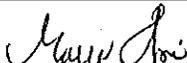
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

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

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

Name of Authorized Official		Title	
Maria Maio		Executive Director	
Signature		Date	
		01/05/2011	

X

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Jersey City Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund 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 Maria Maio	Title Executive Director
Signature 	Date (mm/dd/yyyy) 01/05/2011

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Maria Maio</u> Title: <u>Executive Director</u> Telephone No.: <u>201-706-4601</u> Date: <u>01/05/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Jersey City Housing Authority

Page 2 of 2

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 10	<p>6.1 Introduction</p> <p>AMP 4 Hudson Gardens 514 Newark Ave</p>	<p>6.1 Introduction</p> <p>ADD: Hudson Gardens 27 Palisade Ave.</p>	<p>Sammy Motanya Asset Manager for Hudson Gardens commented that the address for the Managers Office at Hudson Gardens was incorrect. Rosa Kohler came forward to discuss the Authority Wide Wait List. Ms. Rose Simmons asked, what year are you up to? Rosa explained it depends on what site your down for. Patricia McFadden asked, Is that for new residents or all residents. Ms. McFadden asked, Does this apply to the homeownership program? Ms. Maio answered, that's a special program, you can call Pat Price.</p>	<p>Hudson Gardens 27 Palisade Ave.</p>
Pg. 10	<p>6.1 Introduction</p> <p>The intent of this policy is to explain the procedures used to</p>	<p>6.1 Introduction</p> <p>Delete: ➤ Dwight Street Homes II</p>		<p>6.1 Introduction</p> <p>Delete:</p>

9/14/10

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
Pg. 11	<p>6.1 Introduction</p> <p>In Addition the JCHA provides Asset Management Services to the following Mixed Finance Developments which include Public Housing units:</p>	<p>6.1 Introduction</p> <p>➤ Ocean Pointe I (To be designated Senior) Ocean Ave</p> <p>➤ Ocean Pointe II (To be designated Senior) Ocean Ave</p> <p>6.2 ADD:</p> <p>AMP 19 Gloria Robinson Ct. II</p> <p>➤ 7A,7B,7C,7D,7E,11,13A,13C,13D,15,19,21A,21B,21C,21D,23,27,29A,29B,29C,29D,31MareyPl,5A,5B,5C,5D,5E,5F,5G,10,12A,12B,12C,12D,14,</p> <p>➤ 18,20A,20B,20C,20D,24,28,30A,30B,30C,30D,32MareyPl,23C,23D,25,29,31A,31B,31C,31D,33GloriaRobinson340,354A,354B,358A,358B,358C,358D,358E,358F,358G,</p> <p>Duncan Ave 4A,4B Harvey Avenue</p> <p>ADD:</p> <p>➤ AMP 20 Ocean Pointe East & West</p> <p>➤ 460 Ocean Ave.-East Bldg.</p> <p>➤ 461 Ocean Ave.-West Bldg.</p>		<p>6.2 ADD</p> <p>AMP 19 Gloria Robinson Ct. II</p> <p>7A,7B,7C,7D,7E,11,13A,13C,13D,15,19,21A,21B,21C,21D,23,27,29A,29B,29C,31MareyPl,5A,5B,5C,5D,5E,5F,5G,10,12A,12B,12C,12D,14</p> <p>18,20A,20B,20C,20D,24,28,30A,30B,30C,30D,32</p> <p>MareyPl,23C,30D,32</p> <p>23D,25,29,31A,31B,31C,31D,33 Gloria Robinson, 340,354A,354B,358A,358B,358C,358D,358E,358F,358G,</p> <p>Duncan Ave. 4A, 4B Harvey Avenue</p> <p>AMP 20 Ocean</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 15	<p>6.6b New Applicants</p> <p>➤ If an applicant refuses placement at a particular site for “good cause”, that is, a reason acceptable to the JCHA, his/her name will be moved to the bottom of the waiting list for that site and remain on the waiting list for all other sites chosen by the applicant. Good cause includes reasons related to health, proximity to work, school, and childcare for those working or going to school, applicant or family member has been a victim of a crime at that particular site. (See Section 6.14)</p>	<p>6.6b New Applicants</p> <p>ADD:</p> <p>➤ If an applicant refuses placement at a particular site for “good cause”, that is, a reason acceptable to the JCHA, <i>he/she will be given 2 additional offers</i> then his/her name will be removed from the waiting list for that site and will remain on the waiting list for all other sites chosen by the applicant.</p>		<p>If an applicant refuses placement at a particular site for “good cause”, that is, a reason acceptable to the JCHA, <i>he/she will be given 2 additional offers then his/her name will be removed from the waiting list for that site and will remain on the waiting list for all other sites chosen by the applicant.</i></p>
Pg. 20	<p>6.8a Implementation</p> <p>Among its seven (7) “family”</p>	<p>6.8a Implementation-ADD</p> <p>➤ Among its seven (7) “family” developments,</p>		<p>Among it’s seven (7) “family” developments, the</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
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	<p>developments, the JCHA currently serves a population of 2,119 households. Median income for those households reflects nationwide housing authority averages at approximately 18% median income. This is in sharp contrast to 1977 figures that show the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA's household is as follows: 51% below 30% of median income; 29% between 31 and 50% of median; 20% population between 51 and 80%. Thus we can see that the JCHA's conventional public housing population at the family sites is predominantly very poor.</p>	<p>the JCHA currently serves a population of 1,505 households. Median income for these households reflects nationwide housing authority averages at approximately 18% of median income. This is in sharp contrast to 1977 figures that show the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA's household is as follow 68% below 30% of median income; 18% between 31 and 50% of median; 11% between 51 and 80% , and 3% above 81% of median.</p>		<p>JCHA currently serves a population of 1,505 households, reflects nationwide housing authority averages at approximately 18% of median income. This is in sharp contrast to 1977 figures that show the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA'S household is as follow: 68% below 30% of median income; 18% between 31 and 50% of median; 11% between 51 and 80% and 3% above 81% of median.</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

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Pg. 23	6.8d Median Income Comparison Chart-Eligible JC Population	6.8 d Median Income Comparison-ADD Eligible JC Population		6.8 Add – Changes to Both Charts Figures updated																																																																							
	<table border="1"> <thead> <tr> <th>F- SIZE</th> <th>0-30%</th> <th>31-50%</th> <th>51-65%</th> <th>66-80%</th> </tr> </thead> <tbody> <tr><td>1</td><td>52</td><td>21</td><td>15</td><td>12</td></tr> <tr><td>2</td><td>32</td><td>27</td><td>22</td><td>19</td></tr> <tr><td>3</td><td>41</td><td>23</td><td>19</td><td>17</td></tr> <tr><td>4</td><td>39</td><td>23</td><td>19</td><td>19</td></tr> <tr><td>5</td><td>37</td><td>24</td><td>21</td><td>18</td></tr> <tr><td>6</td><td>33</td><td>24</td><td>21</td><td>22</td></tr> <tr><td>7+</td><td>37</td><td>25</td><td>16</td><td>22</td></tr> </tbody> </table>	F- SIZE	0-30%	31-50%	51-65%	66-80%	1	52	21	15	12	2	32	27	22	19	3	41	23	19	17	4	39	23	19	19	5	37	24	21	18	6	33	24	21	22	7+	37	25	16	22	<table border="1"> <thead> <tr> <th>F SIZE</th> <th>0-30%</th> <th>31-50%</th> <th>51-80%</th> </tr> </thead> <tbody> <tr><td>1</td><td>12.43%</td><td>0.50%</td><td>0.06%</td></tr> <tr><td>2</td><td>10.09%</td><td>1.32%</td><td>0.15%</td></tr> <tr><td>3</td><td>8.09%</td><td>1.49%</td><td>0.24%</td></tr> <tr><td>4</td><td>4.31%</td><td>1.01%</td><td>0.17%</td></tr> <tr><td>5</td><td>1.74%</td><td>0.47%</td><td>0.14%</td></tr> <tr><td>6</td><td>0.63%</td><td>0.15%</td><td>0.03%</td></tr> <tr><td>7 & more</td><td>0.19%</td><td>0.08%</td><td>0.01%</td></tr> </tbody> </table>	F SIZE	0-30%	31-50%	51-80%	1	12.43%	0.50%	0.06%	2	10.09%	1.32%	0.15%	3	8.09%	1.49%	0.24%	4	4.31%	1.01%	0.17%	5	1.74%	0.47%	0.14%	6	0.63%	0.15%	0.03%	7 & more	0.19%	0.08%	0.01%	
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Pg. 24	Existing JCHA Population (5/99)	Existing JCHA Population (9/10)-ADD																																																																									
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**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
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Pg. 25	<p>6.9b Local Preferences</p> <p>➤ In general, the JCHA's Agent will select applicants for each new mixed-finance community from the applicable site-based waiting list, and based upon their eligibility, date of application, home visit, landlord and criminal background checks and meeting the qualifications for the specific Local Preferences (including income targets). First preference will be given to those applicants who meet Local Preference #1, and then sequentially thereafter, with each numerical Local Preference being exhausted before proceeding to the next numerical Local Preferences as follows:</p> <p>(Note: Pursuant to</p>	<p>6.9b Local Preferences</p> <p>➤ Delete Mixed Finance Developments, No longer applicable</p> <p>➤ Lafayette Village</p> <p>➤ Preferences</p> <p>➤ Lafayette Senior Living Center</p> <p>➤ Woodward Terrace & Pacific Court Townhouses</p>	<p>Ms. Jones asked, so you don't give money to Lafayette Village?</p> <p>Ms. Maio explained that they get money from the Federal Government. Like the waiting list, it is no longer one lump sum for all. Every site has it's own budget now.</p> <p>Ms. Maio went into the budget and how we lose money for vacancies. Ms. Simmons commented, To hear residents complain about the money, it's aggravating. Two, I think what your doing is alright, but do some painting and let people move in. Ms. Jones stated, "You're fixing up some, but the other ones are going raggedy. Can't be</p>	<p>6.9 Local Preferences- Delete Mixed Finance Developments, No longer applicable Lafayette Village Preferences Lafayette Senior Living Center Woodward Terrace & Pacific Court Townhouses</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

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	Section 504, an exception to the Local Preferences will be made to facilitate selection and assignment of eligible applicants who require handicapped accessible units.)		<i>raggedy, got to be some balance. Ms. Frazier asked why are there were people working at Marion Gardens on Saturday and Sunday?</i>	
Pg. 30	6.10 Occupancy Standards ➤ The living room or dining room will not be used as a bedroom.	6.10 Occupancy Standards-ADD ➤ The living room or dining room will not be used as a bedroom. <i>An exception may be made for a live in aid with prior written approval.</i>		6.10 Occupancy Standards The livingroom or dining room will not be used as a bedroom. <i>An exception may be made for a live in aid with prior written approval.</i>
Pg. 32	6.11 b Denial of Assistance Debt owed to the JCHA or Other Housing Assistance Program: ➤ Evidence that the applicant owes rent, damages or other fees or charges in connection with a prior tenancy in Public Housing, Section 8 rental assistance or	6.11 Denial of Assistance Debt Owed to the JCHA or Other Housing Assistance Programs: Delete: ➤ administered by this PHA or any other residential programs.		6.11 Denial of Assistance <i>Debt Owed to the JCHA or Other Housing Assistance Programs:</i> Delete: <i>Administered by this PHA or any other residential programs.</i>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 34	other housing assistance program administered by this PHA or any other residential programs.	Policy under review by One Strike Committee	Ms. Jones, Residents are complaining about a child on the lease who may have been gone from the apartment for a while. Ms. Chandler responded, that falls under the section "Removal of Family Members. Ms. Jones, "You left that out". Ms. Carter gave an example of a problem with someone using another's address. She stated, "if somebody doesn't like you, they could use your address. If someone gets arrested and if someone tells you to take them off your lease and you took him off, the lady that told her that he gave her address. Ms. Simmons	Policy Under Review by One Strike Committee

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 38 & 39	<p>6.14 GOOD CAUSE FOR APPLICANT REFUSAL OF UNIT OFFER</p> <ul style="list-style-type: none"> ➤ The unit has lead paint and the family has children under the age of seven. ➤ An elderly or disabled 	<p>6.14 GOOD CAUSE FOR APPLICANT REFUSAL OF UNIT OFFER</p> <p>Delete:</p> <ul style="list-style-type: none"> ➤ The unit has lead paint and the family has children under the age of seven. ➤ An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing; or ➤ The JCHA has HUD-approved site-based 	<p>mentioned that she read an article in AARP about a nephew who caused his aunt to lose her apartment. She said, "He got arrested and the article talks about how they found out. Ms. Carter mentioned how the One Strike Policy affected grandmother and commented, "That's the biggest problem." Marion Gardens resident said, "We went from Marion projects to Site now it's AMP. Will people know exactly where we coming from?"</p>	<p>6.14 Good Cause for Applicant Refusal of Unit Offer</p> <p>Delete</p> <p><i>The unit has lead paint and the family has children under</i></p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

Page #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
50	<p>9.2 Required Consent by Applicants and Residents</p>	<p>Add:</p> <ul style="list-style-type: none"> ➤ The HUD Form 52675- ➤ Debts Owed to Public Housing Agencies and Terminations 		<p>Add:</p> <p><i>The HUD form 52675 Debts Owed to PH Agencies and Terminations</i></p>
Page 53	<p>9.3 Requirement for 3rd Party Verification (cont'd) The resident shall not hand carry documents to or from the independent source. The JCHA may mail, fax or email the verification request form to the independent source. In the event that the independent sources does not respond to the JCHA's request for information, the JCHA may pursue oral 3rd party verification.</p>	<p>Change:</p> <ul style="list-style-type: none"> ➤ <i>Original or authentic document generated by 3rd party source</i> ➤ <i>Documents in the possession of the tenant (or applicant) are acceptable</i> ➤ <i>i.e. pay stubs, bank statements, etc.</i> 		<p>Change:</p> <p><i>Original or authentic document generated by 3rd party source Documents in the possession of the tenant (or applicant) are acceptable i.e. pay stubs, banks i.e. pay stubs, banks statements, etc.</i></p>
Page 53	<p>9.5b When third party verification cannot be obtained, the JCHA (or it's Agent will accept documentation received from the applicant/resident that is dated within 90 days of the request.</p>	<p>Change:</p> <ul style="list-style-type: none"> ➤ When third party verification cannot be obtained, the JCHA (or it's Agent will accept documentation received from the applicant/resident that is dated within 60 days of reexam effective date of PHA request date 		<p>Change:</p> <p><i>When third party verification cannot be obtained, the JCHA (or it's Agent will accept documentation received from the applicant/resident that is dated within 60 days of reexam effective date of PHA</i></p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

Pages 53-59	Verification of General Eligibility Tables 9.6 thru 9.7	Delete: <ul style="list-style-type: none"> > Verification of General Eligibility Tables > 9.6 thru 9.7 	request date. Delete: Verification of General Eligibility Tables 9.6 thru 9.7																				
Page 59	9.8 Timing of Verification Verification Information must be dated within ninety (90) days of certification or reexamination. If the verification is older than this, the source will be contacted and asked to provide information regarding any changes. When an interim reexamination is conducted, the JCHA (or it's Agent) will only verify and update those elements reported to have changed.)	Change: Timing of Verification <ul style="list-style-type: none"> > Verification information must be dated within sixty (60) days of certification or reexamination. If the verification is older than this, the source will be contacted and asked to provide information regarding any changes. When an interim reexamination is conducted the JCHA (or it's Agent) will only verify and update those elements reported to have changed. 	Change: Timing of Verification Verification information must be dated within sixty (60) days of certification or reexamination. If the verification is older than this, the source will be contacted and asked to provide information regarding any changes. When an interim reexamination is conducted the JCHA (or it's Agent) will only verify and update those elements reported to have changed.																				
Page 62	10.4 The Flat Rent Montgomery Gardens <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Bdrm</td> <td style="width: 12.5%;">1</td> <td style="width: 12.5%;">2</td> <td style="width: 12.5%;">3</td> <td style="width: 12.5%;">4</td> </tr> <tr> <td></td> <td align="center">673</td> <td align="center">782</td> <td align="center">952</td> <td align="center">1025</td> </tr> </table>	Bdrm	1	2	3	4		673	782	952	1025	Change: Montgomery Gardens <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Bdrm</td> <td style="width: 12.5%;">1</td> <td style="width: 12.5%;">2</td> <td style="width: 12.5%;">3</td> <td style="width: 12.5%;">4</td> </tr> <tr> <td></td> <td align="center">660</td> <td align="center">770</td> <td align="center">933</td> <td align="center">1005</td> </tr> </table>	Bdrm	1	2	3	4		660	770	933	1005	A resident from Hudson asked, why is the flat rent more expensive at Hudson Change: Montgomery Gardens Bedroom size 1 2 3 4 660 770 933 1005
Bdrm	1	2	3	4																			
	673	782	952	1025																			
Bdrm	1	2	3	4																			
	660	770	933	1005																			

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

		<p><i>vs. other sites.? Ms. Madison explained that the location of the sites and the amenities surrounding the sites has a lot to do with the rents. Patricia McFadden asked, why are the houses across the street from Marion charging so much money for rents? Ms. Chandler explained because it is new construction, and it's not part of JCHA's property.</i></p>	
<p>10.8 Paying Rent At Pacific Court, Woodward Terrace, Barbara Place and Lafayette Senior Living Center (Mixed-Finance Developments),</p>	<p>Add: At Pacific Court, Woodward Terrace, Lafayette Senior Living Center, <i>Ocean Pointe East & West</i> (Mixed Finance Developments)</p>		<p>Add: At Pacific Court, Woodward Terrace, Lafayette Senior Living Center, <i>Ocean Pointe East & West</i> (Mixed Finance Developments)</p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Page 67	<p>10.8-Paying Rent</p> <p>Rent and other charges are due and payable on or before the first day of the month. Unless otherwise specified, all rents for conventional Public Housing should be paid at designated banking facilities identified by the JCHA, which are posted at each development or by mail in the self-addressed envelope included with the monthly rent statement.</p>	<p>Delete: Paying Rent</p> <p>➤ Rent and other charges are due and payable on or before the first day of the month. Unless otherwise specified, all rents for conventional Public Housing should be paid at designated banking facilities identified by the JCHA, which are posted at each development <i>or by mail in the self-addressed envelope included with the monthly rent statement.</i></p>		<p>Delete Paying Rent</p> <p><i>Rent and other charges are due and payable on or before the first day of the month. Unless otherwise specified, all rents for conventional PH should be paid at designated banking facilities identified by the JCHA, which are posted at each development or by mail in the self-addressed envelope included with the monthly rent statement.</i></p>
Page 77	<p>12.4 Removing A Family Member-</p>	<p>12.4-Removing A Family Member-To be discussed after One Strike Committees Recommendation, however, Residents still wanted to comment now.</p>	<p>Barbara Wise Stated that, We have children that do not cooperate and they do not care if we, the parents, are evicted or not. Dorothy Carter stated that there are circumstances when a spouse may leave and</p>	

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Page 84	<p>"50/50" NEW ADMISSION-TRANSFERS ALTERNATING SYSTEM</p> <p>The seven (7) current (as of 3/07) exceptions to this alternating system are: Dwight Street Homes, A. Harry Moore, Lafayette Senior Living Center, Lafayette Village, Pacific Court, Woodward Terrace and wheelchair accessible units:</p>	<p>Add:</p> <p><i>➤ Montgomery Gardens is in the process of a Revitalization Plan and new admissions are not being accepted.</i></p>	<p>not leave a forwarding address. Ms. Carter stated that she saw an article in the newspaper put in by a spouse claiming she had no idea where her spouse moved to and that she would not be responsible for any debt that may incur. Ms. Carter and Coriene James both stated that a notarized no income letter should be sufficient documentation to remove someone from the lease.</p>	<p>Add:</p> <p><i>Montgomery Gardens is in the process of a Revitalization Plan and new admissions are not being accepted</i></p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Page 86	14.0 Inspections		<p>Patricia McFadden wanted to know if the managers can make appointments for residents who have to work. Ms. Chandler responded, tenants at AMP #3 will call in advance if they have to work, the other managers agreed. Patricia Jackson stated, no one gives a set time for appointments, not even Comcast or Verizon. Everyone gives a four (4) hour window.</p>	

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Page 90 Pet Policy	15.1 Approval No pet may be kept unless agreed to in writing by Site management and the Head of the Household sign an appropriate Pet Agreement. A Resident Household is allowed only one common household pet.	Add: 15.1 Approval No pet may be kept unless agreed to in writing by Site Management and the Head of Household sign an appropriate Pet Agreement. A Resident Household is allowed only one common household pet. <i>Pet sitting is not allowed under any circumstance for any period of time.</i>	Rose Simmons stated, no one is following the Pet Policy, there are dogs running around that are not even registered.	Add: 15.1 Approval No pet may be kept unless agreed in writing by Site Management and the HOH sign an appropriate Pet Agreement. A Resident Household is allowed only one common household pet. <i>Pet sitting is not allowed under any circumstance for any period of time.</i>
Page 95 Parking Policy	17.1. Rules & Regulations Only one parking sticker (or electronic device, where applicable will be issued to a household or JCHA employee. 17.2 Eligibility Requirements In order to be eligible for a parking permit, the Resident must fill out an "Application for Parking Permit" form and: Be a current Resident of the site who is listed on the Lease	Add: 17.1 Only one parking sticker (or electronic device where applicable) will be issued to a household or JCHA employee. (With the exception of Curries Woods who receives 2 stickers per household). 17.2 In order to be eligible for a parking permit, the Resident must fill out an "Application for Parking Permit" form and: 1. Be a current Resident of the site who is listed on the Lease Agreement. 2. Have a valid and current New Jersey State Drivers License.	Barbara Wise stated that "Curries Woods gives out 2 stickers. Rose Simmons Barbara Wise stated that the residents are complaining because their cars were being towed at 1 and 2 am. Barbara stated, every time there was a Community Meeting the tenants would be complaining about parking and so the	Add: 17.1 Only one parking sticker (or electronic device where applicable) will be issued to a household or JCHA employee. (With the exception of Curries Woods who receives 2 stickers per household.) 6.

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
	<p>Agreement.</p> <ol style="list-style-type: none"> 1. Have a valid and current New Jersey State Drivers License. 2. Have a valid and current New Jersey Inspection Sticker for the vehicle. 3. Have a valid and current New Jersey State Registration for the vehicle in the Residents Name. 4. Have proof of current automobile insurance for the vehicle in the Residents Name. 	<ol style="list-style-type: none"> 3. Have a valid and current New Jersey Inspection Sticker for the vehicle. 4. Have a valid and current New Jersey State Registration for the vehicle in the Residents Name. 5. Have proof of current automobile insurance for the vehicle in the Residents name. 6. License, Registration and Insurance must have current address listed. If you transfer from one site to the other, the address must be the current address where you live. 	<p>Asset Manager heard their cries and is now enforcing the parking policy. Now the people are upset because their cars are getting towed.</p>	<p>License, Registration and Insurance must have current address listed. If you transfer from one site to the other, the address must be the current address where you live.</p>
99	<p>One Strike Policy</p>	<p>One Strike Policy currently under review by One Strike Committee</p> <p><i>Add:</i> JCHA Smoke Free Policy</p> <p><i>Smoking will be prohibited in "all" common areas at "each" of the JCHA's Developments. That is Community Rooms, Elevators, Lobbys, Hallways, basements, etc. If you have an oxygen tank, you</i></p>	<p><i>Ethel Jones, a resident should be on the Once Strike Committee, Ms. Madison responded, residents can put any concerns in writing for the Public Hearing on December 7, 2010.</i></p> <p><i>Rose Simmons stated that No Smoking Signs should be placed on residents doors who have oxygen. Ms. Chandler responded,</i></p>	<p><i>Add</i> JCHA Smoke Free Policy</p> <p><i>Smoking will be prohibited in "all" common areas at</i></p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 107	18.7 Return of Security Deposit	<p><i>cannot smoke in your unit, because not only are you endangering your home, but your neighbors also.</i></p> <p>Add:</p> <p><i>Ocean Point East & West</i></p> <p><i>TD Bank</i></p> <p><i>6000 Atrium Way</i></p> <p><i>Mount Laurel, NJ 08054</i></p> <p>Change:</p> <p><i>Gloria Robinson Court I & II</i></p> <p><i>Chase Commercial Bank</i></p> <p><i>Tenant Leasing Services</i></p> <p><i>P.O. Box 260162</i></p> <p><i>Baton Rouge, Louisiana 70826</i></p>	<p><i>when someone has oxygen there is usually a sign already posted alerting people that there is oxygen in use and that smoking is prohibited.</i></p>	<p><i>"each" of the JCHA'S Developments. That is Community Rooms, Elevators, Lobbys, Hallways, basements, etc. If you have an oxygen tank, you cannot smoke in your unit, because not only are you endangering your home, but your neighbors also.</i></p> <p>Add:</p> <p><i>Ocean Pointe East & West</i></p> <p><i>TD Bank</i></p> <p><i>6000 Atrium Way</i></p> <p><i>Mount Laurel, NJ 08054</i></p> <p>Change:</p> <p><i>Gloria Robinson Court I & II</i></p> <p><i>Chase Commercial Bank</i></p>

**JERSEY CITY HOUSING AUTHORITY PUBLIC HOUSING PROGRAM
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) REVISIONS**

<i>PAGE #</i>	<i>CURRENT POLICY</i>	<i>JCHA RECOMMENDATIONS</i>	<i>RESIDENT COMMENTS</i>	<i>FINAL</i>
				<i>Tenant Leasing Services</i> <i>P. O. Box 260162</i> <i>Baton Rouge, Louisiana 70826</i>

Jersey City Housing Authority Public Housing Program
Admissions and Continued Occupancy Policy (ACOP) Revisions
Challenged Elements

Removing a Family Member:

Although this Section has not been changed, the RAB members were advised that the One Strike Committee is reviewing the One Strike Policy and would be discussed at a later date, the RAB members wanted to comment.

Some members stated that the children do not care if the parents are evicted. Another member stated that there are circumstances when a spouse may leave and not provide a forwarding address. Two members stated that a notarized no income letter should be sufficient documentation.

Since there was no change in the policy at this time, the comments were noted.

Parking Rules & Regulations:

Members commented that the cars were being towed at 1 and 2 a.m. Many of the tenants at Curries Woods attend the Community Meetings and complain about the parking.

The policy was changed to include two parking stickers per household at Curries Woods and the towing of cars has been reviewed by the Management Staff.

Smoke Free Policy

Smoking will be prohibited in “all” common areas at “each” AMP. That means, Community Centers, Elevators, Lobbys, Hallways, Basements, etc. If you have an oxygen tank, you cannot smoke in your unit because not only are you endangering your home, but your neighbors also.

One RAB member stated that No Smoking Signs should be posted on resident doors who have oxygen. JCHA commented that this is usually done and the doors already have signs posted.

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

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

Part I: Summary		FFY of Grant: 2005	
PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2005	
		NI-39-P009-501-05	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$ 735,307	\$ 735,307	\$ 735,307	\$ 735,307
3	1408 Management Improvements		\$1,102,980	\$1,056,376	\$1,056,376	\$1,056,376
4	1410 Administration (may not exceed 10% of line 21)		\$ 735,307	\$ 527,418	\$ 527,418	\$ 527,418
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$ 55,000	\$ 250,595	\$ 250,595	\$ 250,595
8	1440 Site Acquisition			\$ 26,400	\$ 26,400	\$ 26,400
9	1450 Site Improvement		\$ 690,000	\$ 319,744	\$ 319,744	\$ 319,744
10	1460 Dwelling Structures		\$2,779,000	\$3,096,086	\$3,096,086	\$3,096,086
11	1465.1 Dwelling Equipment—Nonexpendable		\$ 102,000	\$ 97,592	\$ 97,592	\$ 97,592
12	1470 Non-dwelling Structures		\$ 185,000	\$ 69,354	\$ 69,354	\$ 69,354
13	1475 Non-dwelling Equipment		\$0	\$0	\$0	\$0
14	1483 Demolition		\$150,000	\$ 49,616	\$ 49,616	\$ 49,616
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs		0	\$ 326,433	\$ 326,433	\$ 326,433
17	1499 Development Activities ⁴					

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

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 City of Jersey City	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFP:	NI-39-P009-501-05	FFY of Grant 2005 FFY of Grant Approval: 2005
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
13a	1501 Collateralization or Debt Service paid by the PHA				
13ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$818,474	\$ 798,147	\$ 798,147	\$ 798,147
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$7,353,068	\$7,353,068	\$7,353,068	\$7,353,068
21	Amount of line 20 Related to LBP Activities	\$90,000	\$ 155,000	\$ 155,000	\$0
22	Amount of line 20 Related to Section 504 Activities	\$10,000	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$455,000	\$270,000	\$ 270,000	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$1,012,000	\$ 756,500	\$ 756,500	\$0
Signature of Executive Director		Date	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.

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 II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-05 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2005				
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		
JCHA-Wide				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Admin	JCHA Staff Planning, Coordination, Supervision, Monitoring, Inspection, And Acctg, Legal	1410		\$700,307	480,108	480,108	480,108	
Fees & Costs	JCHA Inspection	1410.4		\$35,000	47,310	47,310	47,310	
	Energy Audit	1430.7		0	225,749	225,749	225,749	
	Annual debt service payment	1430.1		0	14,900	14,900	14,900	
Debt Service		1501		\$818,474	798,147	798,147	798,147	
Operations		1406		\$735,307	735,307	735,307	735,307	
Management Improve.	JCHA Strategic Goals	1408		\$1,102,980	1,056,376	1,056,376	3,836	
	Promote & Enforce Resident Responsibility						164,309	
	Improve & expand Sr. Citizen Opp.						86,105	
	Ensure Civil Rights & Fair Housing						32,209	
	Augment Staff Training & Development						102,136	
	Enhance MIS						129,982	
	Off Duty Police & Security Monitors						537,799	
	Total JCHA-Wide			\$3,392,068	\$3,357,897	\$3,357,897	\$3,357,897	

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

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
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2005			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-05					
		CEFP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised ¹	Total Actual Cost	Status of Work
AMP 002				Original	Funds Obligated ²	Funds Expended ²	
Marion Gardens	Operations	1406					
	Fees and Costs	1430					
	Bldg Refurbishing/Floors			\$10,000	0	0	
	Window Replacement			0	2,026	2,026	
	Site Improvement Utilities	1450					
	Underground Steam Return			\$70,000	121,022	121,022	
	Sidewalks			0	16,365	16,365	
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000	18,543	18,543	
	Interior Sewer Cleaning			\$15,000	4,662	4,662	
	Hot water System/Convecter Piping			\$30,000	85,179	85,179	
	Boiler Equipment			\$60,000	67,691	67,691	
	Apt. Painting (Seniors)			\$10,000	941	941	
	Paint Halls/Stairs			\$30,000	0	0	
	Electric: Exterior Security Lighting			\$10,000	5,082	5,082	
	Kitchen Mod (Minor)			\$40,000	43,125	43,125	
	Bath Mod (Minor)			\$30,000	15,045	15,045	
	Exterior Painting			\$20,000	0	0	
	Fire Alarm System Upgrade						

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.

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

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PHA Name: Housing Authority of the City of Jersey City				Grant Type and Number			
				Capital Fund Program Grant No: NJ-39-P009-501-05			
				CFFP (Yes/No):			
				Replacement Housing Factor Grant No:			
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
Booker T. Washington Apts & Annex	Operations Management Improvements	1406					
		1408					
AMMP 003	Site Improvement/Utilities	1450		\$25,000	0	0	0
	Utility: Electric Service			\$20,000	14,798	14,798	14,798
	Underground Steam/Return			\$25,000	1,150	1,150	1,150
	Sewers: TV Survey/Cleaning						
	Mechanical and Electrical:						
	Roof Repair			\$17,000	11,714	11,714	11,714
	Facility Doors: Interior and Exterior			\$10,000	32,434	32,434	32,434
	Apt. Painting			\$25,000	21,139	21,139	21,139
	LBP & Mold Testing / Abatement			\$30,000	34,826	34,826	34,826
	Boiler Tube Replacement			\$15,000	114,544	114,544	114,544
	Interior Steam & Return Line			\$60,000	67,434	67,434	67,434
	Electric: Exterior Security & Lighting			\$10,000	12,437	12,437	12,437
	Fire Alarm System Upgrade			\$15,000	20,724	20,724	20,724
	Interior Sewer Cleaning			\$15,000	35,174	35,174	35,174

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Bathroom Mod (Minor)	\$0	1,180	1,180	1,180		
Apt Tiling	\$35,000	1,765	1,765	1,765		
Boiler Equipt.	\$25,000	17,570	17,570	17,570		
Sub-Total	\$260,000	\$				

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 II: Supporting Pages

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	
Booker T. Washington Apts & Annex	Site: Dwelling Structures & Units	1460		\$10,000	0	0	0	
	Painting Halls/Stairs			\$20,000	0	0	0	
	Exterior painting			\$40,000	18,498	18,496	18,496	
	Pipe Insulation			\$40,000	63,323	63,323	63,323	
	Apt / Vacancy Refurb			\$10,000	0	0	0	
	Fire Escape Refurb			\$ 5,000	0	0	0	
	Plastering work items			\$30,000	7,276	7,276	7,276	
	Kitchen Mod (Minor)							
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$12,000	22,419	22,419	22,419	
	Maintenance Shop Refurb	1470		\$25,000	0	0	0	

Grant Type and Number
 Capital Fund Program Grant No: NJ-39-P009-501-05

Federal FFY of Grant: 2005

CFPP (Yes/No):
 Replacement Housing Factor Grant No:

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Electric: Exterior Security Lighting		\$10,000	3,473	3,473	3,473	
Bathroom Mod (Minor)		\$15,000	14,659	14,659	14,659	
Interior Sewer Cleaning		\$0	6,043	6,043	6,043	
Fire Escape Refurb		\$20,000	0	0	0	
Fire Alarm System Upgrade		\$10,000	16,902	16,902	16,902	
Sub-Total						

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-05	Federal FY of Grant: 2005
Development Name/PHA-Wide Activities	Development Account No.	Quantity
AMMP 004		

Development 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	
Hudson Gardens	Dwelling Structure & Units	1460						
	Apt Window Replacement			\$300,000	64,859	64,859	64,859	
	Tuckpointing/Foundations			\$0	20,136	20,136	20,136	
	Paint Halls/Stairs			\$10,000	0	0	0	
	Apt Painting (Seniors)			\$10,000	3,806	3,806	3,806	
	Apt / Vacancy Refurb			\$20,000	29,456	29,456	29,456	
	Sub-Total							
	Dwelling Equipment:			1465.1				
	Ranges and Refrigerators			\$10,000	9,751	9,751	9,751	

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Electric: Exterior Security Lighting		\$10,000	7,017	7,017	7,017	
Exterior Painting		\$10,000	0	0	0	
Pipe Insulation		\$0	24,039	24,039	24,039	
LBP Testing/Abatement		\$20,000	117,145	117,145	117,145	
Fire Escape Refurb		\$0	0	0	0	
	Sub-Total					

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-05	Federal FFY of Grant: 2005					
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	
AMVP 005				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Holland Gardens	Dwelling Structure & Units	1460					
	Hot Water Heating System			\$25,000	72,655	72,655	72,655
	Plastering Work Items			\$15,000	41,852	41,852	41,852
	Apt / Vacancy Refurb			\$10,000	11,980	11,980	11,980
	Dwelling Equipment: Ranges and Refrigerators						
		1465.1		\$10,000	10,058	10,058	10,058

Facility Doors: Interior & Exterior	\$15,000	31,924	31,924	31,924	
Elevator Controls	\$40,000	54,583	54,583	54,583	
Apt/Vacancy Refurb	\$30,000	110,242	110,242	110,242	
Boiler Upgrade	\$0	34,448	34,448	34,448	
Electric: Exterior Security Lighting	\$10,000	4,296	4,296	4,296	
Interior Steam & return	\$15,000	20,111	20,111	20,111	
Compactor System	\$60,000	66,021	66,021	66,021	
Fire Alarm System Upgrade	\$20,000	33,913	33,913	33,913	
Kitchen Mod (Minor)	\$25,000	22,180	22,180	22,180	
Bathroom Mod (Minor)	\$30,000	38,477	38,477	38,477	
Stairwell Tiling	\$25,000	204	204	204	
DBP Testing/Abatement	\$20,000	5,914	5,914	5,914	

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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2005	
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-05			
Development Number Name/PHA-Wide Activities		Development Account No.		Quantity	
General Description of Major Work Categories		CFPP (Yes/No): Replacement Housing Factor Grant No:		Total Estimated Cost	
AMP 006		1460		Original Revised ¹	
Montgomery Gardens		Dwelling Structure & Units		Total Actual Cost	
Plastering Work Items				Funds Obligated ² Funds Expended ²	
Paint Halls/Stairs					
Apt Painting					
Vent System Refurb					
Vacuum System Upgrade					
		\$30,000	48,545	48,545	48,545
		\$20,000	14,844	14,844	14,844
		\$20,000	0	0	0
		\$20,000	0	0	0
		\$25,000	19,199	19,199	19,199

AMF 007				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
A Harry Moore Apts.	Operations	1406					
	Management Improvements	1408					
	Site Improvements & Utilities	1450					
	Site Improvements: Sewerline			\$380,000	11,062	11,062	11,062
	Dwelling Structures	1460					
	Facility Doors			\$15,000	28,101	28,101	28,101
	Painting Halls/Stairs			\$20,000	0	0	0
	Apt. Painting			\$25,000	227	227	227
	Elevator Shaft & Control Room			\$15,000	8,088	8,088	8,088
	Interior Steam & Return			\$30,000	10,376	10,376	10,376
	Compactor System			\$20,000	22,305	22,305	22,305
	Exterior Security Lighting			\$10,000	15,188	15,188	15,188
	Fire Alarm System			\$10,000	18,996	18,996	18,996
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000	10,750	10,750	10,750
	Non Dwelling Structures Security Trailer	1470		\$10,000	15,591	15,591	15,591
	Demolition	1485					
	Demolition & related costs			\$150,000	49,616	49,616	49,616
	Relocation Costs	1495		\$0	279,921	279,921	279,921
	Total			\$695,000	\$470,221	\$470,221	470,221

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Part II: Supporting Pages	Grant Type and Number	Federal FFY of Grant 2005
PHA Name: Housing Authority of the City of Jersey City		

Capital Fund Program Grant No: NI-39-P009-501-05
 CFEP (Yes/No):
 Replacement Housing Factor Grant No:

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	
AMF 008				Original	Revised ¹	Funds Obligated ²	Funds Expended ³
Currie Woods	Site Improvements (Sidewalks)	1450		0	14,770	14,770	14,770
	Dwelling Units	1460					
	Vacancy/Apt Refurb.			\$30,000	3,645	3,645	3,645
	Paint Hall/Stairs			\$15,000	0	0	0
	Plastering			\$10,000	0	0	0
	Fire Alarm system			\$0	136,017	136,017	136,017
	Apt Painting (Seniors)			\$20,000	0	0	0
	Phase II Floors			\$40,000	293,448	293,448	293,448
	Elevator cab replacement			\$0	22,139	22,139	22,139
	Dwelling Equipment	1465					
	Ranges & refrigerators			\$10,000	10,765	10,765	10,765
	Appraisal	1440		\$0	1,200	1,200	1,200
	Non Dwelling Structures	1470		\$0			
	3 NHD Refurb (1 st Floor)			\$0	38,650	38,650	38,650
	Total			\$125,000	520,634	520,634	520,634

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PHA Name: Housing Authority of the City of Jersey City

Grant Type and Number

Federal FTY of Grant: 2005

Capital Fund Program Grant No: NJ-39-P009-501-05

CEFP (Yes/No):

Replacement Housing Factor Grant No:

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	
Berry Gardens AMMP 009	Site Improvements	1450						
	Signage			\$10,000	2,120	2,120	2,120	
	Sidewalks			\$0	10,770	10,770	10,770	
	Dwelling Units	1460						
	Apt / Vacancy Refurb			\$20,000	4,532	4,532	4,532	
	Pipe Insulation			\$20,000	0	0	0	
	Roof repair			\$10,000	13,242	13,242	13,242	
	Paint Halls/Stairs			\$20,000	0	0	0	
	Plastering			\$20,000	13,933	13,933	13,933	
	Facility Masonry Repair			\$10,000	13	13	13	
	Security Upgrade			\$0	98,068	98,068	98,068	
	Apt painting			\$35,000	17,721	17,721	17,721	
	Elevator Shaft & Control Room			\$30,000	4,122	4,122	4,122	
	Interior Steam & Return			\$20,000	505	505	505	
Compactor System			\$10,000	29,172	29,172	29,172		
Exterior Security Lighting			\$20,000	14,989	14,989	14,989		
Kitchen Mod (Minor)			\$60,000	10,687	10,687	10,687		
Fire Alarm system			\$10,000	27,211	27,211	27,211		
Domestic hot water tank			\$125,000	99,549	99,549	99,549		
Fire Pump refurb			\$50,000	8,300	8,300	8,300		
Apt/Hallway Floor Refurb			\$10,000	95,589	95,589	95,589		
Emergency Generator			\$0	43,412	43,412	43,412		
Appraisal		1440		\$0	6,000	6,000	6,000	
Dwelling Equipment: Ranges and Refrigerators		1465.1		\$15,000	9,138	9,138	9,138	
Non dwelling structures Section 504		1470		\$10,000	0	0	0	

	Sub-Total								
Dwelling Structures & Units	1460								
Chair Lift		\$15,000	15,000	15,000	14,270				
Apt / Vacancy Refurb		\$10,000	30,000	30,000	441				
Tuckpointing									
Dwelling Equipment	1465.1								
Ranges and Refrigerators		\$10,000	218	218	218				
Non Dwelling Structures	1470								
Community Atrium Bathroom		\$25,000	25,000	25,000	0				
Lobby Upgrade		\$0	0	0	15,000				
Total AMP 016		\$202,000	120,000	120,000	65,525				

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² To be completed for the Performance and Evaluation Report.

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Part III: Implementator Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of the City of Jersey City

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	
Administration	9/13/2007		9/13/209		Federal FY of Grant: 2005
Debt Service	9/13/2007		9/13/2009		
AMP 002, Marion Gardens	9/13/2007		9/13/2009		
AMP 003, Booker T. Washington	9/13/2007		9/13/2009		

AMP 004, Hudson Gardens	9/13/2007		9/13/2009			
AMP 005, Holland Gardens	9/13/2007		9/13/2009			
AMP 006, Montgomery Gardens	9/13/2007		9/13/2009			
AMP 007, A. Harry Moore Apts.	9/13/2007		9/13/2009			
AMP 008, Curries Woods	9/13/2007		9/13/2009			
AMP 009, Berry Gardens, I-IV	9/13/2007		9/13/2009			
AMP 016, Thomas J. Stewart Apts	9/13/2007		9/13/2009			

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

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Part I: Summary		PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		NT-39-P009-501-06		FFY of Grant 2006 FFY of Grant Approval: 2006	
------------------------	--	--	--	--	--	-------------------	--	--	--

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost:	
			Original	Revised	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$ 517,662	\$ 517,662	\$ 517,662	\$ 517,662
3	1408 Management Improvements		\$ 530,767	\$ 549,592	\$ 549,592	\$ 549,592
4	1410 Administration (may not exceed 10% of line 21)		\$ 530,767	\$ 428,238	\$ 428,238	\$ 428,238
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$ 0	\$ 463,075	\$ 463,075	\$ 463,075
8	1440 Site Acquisition		\$ 0	\$ 22,000	\$ 22,000	\$ 22,000
9	1450 Site Improvement		\$ 385,000	\$ 302,995	\$ 302,995	\$ 302,995
10	1460 Dwelling Structures		\$ 2,496,810	\$ 2,186,821	\$ 2,186,821	\$ 2,186,821
11	1465.1 Dwelling Equipment-Nonexpendable		\$ 135,000	\$ 119,055	\$ 119,055	\$ 119,055
12	1470 Non-dwelling Structures		\$ 50,000	\$ 66,221	\$ 66,221	\$ 66,221
13	1475 Non-dwelling Equipment		\$ 0	\$ 0	\$ 0	\$ 0
14	1485 Demolition		\$ 0	\$ 0	\$ 0	\$ 0
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs		0	\$ 8,857	\$ 8,857	\$ 8,857
17	1499 Development Activities ⁴					

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

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Part I - Summary

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NI-39-P009-501-06	FFY of Grant: 2006 FFY of Grant Approval: 2006
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Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/10 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expanded
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$818,474	\$ 799,964	\$ 799,964	\$ 799,964
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,464,480	\$5,464,480	\$5,464,480	\$5,464,480
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		Date	Signature of Public Housing Director		Date

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

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PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-06					
		CEFP (Yes/No):					
		Replacement Housing Factor Grant No:					
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	
AAMP 002				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Marion Gardens	Operations	1406					
	Fees and Costs	1430		\$0	1,450	1,450	1,450
	VOIP			0	0	0	
	Site Improvement Utilities	1450		\$70,000	0	0	0
	Underground Steam/Return						
	Mechanical and Electrical:	1460					
	Roof Repair			\$15,000	6,329	6,329	6,329
	Interior Sewer Cleaning			\$15,000	53,185	53,185	53,185
	Hot water System/Convector Piping			\$30,000	74,082	74,082	74,082
	Boiler Equipment						
	Apt. Painting (Seniors)			\$30,000	5,835	5,835	5,835
	Paint Halls/Stairs			\$20,000	2,762	2,762	2,762
	Electric: Exterior Security Lighting			\$30,000	54,430	54,430	54,430
	Kitchen Mod (Minor)			\$100,000	83,325	83,325	83,325
	Bath Mod (Minor)				2,065	2,065	2,065
	Exterior Painting						0
	Fire Alarm System Upgrade			\$20,000	20,060	20,060	20,060
	Dwelling Structure & Units	1460					

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PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-06					
		CEFP (Yes/ No):					
		Replacement Housing Factor Grant No:					
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	
AMMP 003				Original	Revised ¹	Funds Obligated ²	Funds Expended ³
Booker T. Washington Apts & Annex	Operations Fees & Costs	1406 1430					
	VOIP			\$0	1,450	1,450	1,450
	Site Improvement/Utilities	1450					
	Underground Utilities:Sewers			\$120,000	120,000	120,000	120,000
	Mechanical and Electrical:						
	Roof Repair			\$15,000	11,723	11,723	11,723
	Facility Doors: Interior and Exterior			\$20,000	72,413	72,413	72,413
	Apt. Painting			\$35,000	2,602	2,602	2,602
	LBP & Mold Testing / Abatement			\$10,000	16,758	16,758	16,758
	Boiler Tube Replacement			\$15,000	11,462	11,462	11,462
	Interior Steam & Return Line			\$50,000	29,900	29,900	29,900
	Electric: Exterior Security & Lighting			\$15,000	42,507	42,507	42,507
	Fire Alarm System Upgrade			\$15,000	20,188	20,188	20,188
	Interior Sewer Cleaning			\$15,000	8,173	8,173	8,173

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Utility Monitoring System	\$20,000	69,746	69,746	69,746
Boiler refurb	\$15,000	7,261	7,261	7,261
Boiler Equipmt	\$50,000	74	74	74
		\$		

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2006			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-06					
Development Number Name/PHA-Wide Activities		CEFP (Yes/No):		Replacement Housing Factor Grant No:			
AMMP003							
Booker T. Washington	Site:						
Apts & Annex	Dwelling Structures & Units	1460					
	Painting Halls/Stairs						
	Exterior painting						
	Pipe Insulation						
	Apt / Vacancy Refurb						
	Apt Electric Upgrade						
	Plastering work items						
	Bathroom Mod (Minor)						
	Dwelling Equipment: Ranges and Refrigerators	1465.1					
	Appraisal	1440					
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work
			\$20,000	0	0	0	
			\$15,000	0	0	0	
			\$20,000	0	0	0	
			\$45,000	58,250	58,250	58,250	
			\$25,000	5,649	5,649	5,649	
			\$0	0	0	0	
			\$0	3,514	3,514	3,514	
			\$20,000	20,343	20,343	20,343	
			0	6,000	6,000	6,000	

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Electric: Exterior Security Lighting	\$10,000	45,181	45,181	45,181
Bathroom Mod (Minor)	\$0	1,180	1,180	1,180
Interior Sewer Cleaning	\$0	10,427	10,427	10,427
Roof Repair	\$15,000	10,588	10,588	10,588
Fire Alarm System Upgrade	\$10,000	18,269	18,269	18,269
Sub-Total				

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 II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ-39-P-009-501-06	Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities AMP 004	Development Account No.	Quantity
Hudson Gardens	1460	

Development Number Name/PHA-Wide Activities AMP 004	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	
	Dwelling Structure & Units	1460		\$20,000	5,546	5,546	5,546	
	Pipe Insulation			\$10,000	14,491	14,491	14,491	
	Pump/Zone Controls			\$15,000	9,256	9,256	9,256	
	Utility Monitoring			\$10,000	15,628	15,628	15,628	
	Heating Boiler Refurb							
	Apt / Vacancy Refurb			\$20,000	4,633	4,633	4,633	
	Sub-Total							
	Dwelling Equipment: Ranges and Refrigerators			\$15,000	14,148	14,148	14,148	

Electric: Exterior Security Lighting	\$20,000	12,078	12,078	12,078	
Roof repair	\$15,000	3,337	3,337	3,337	
Pipe Insulation	\$20,000	7,944	7,944	7,944	
LBP Testing/Abatement	\$25,000	41,901	41,901	41,901	
Kitchen Mod (Minor)	\$15,000	20,011	20,011	20,011	
Sub-Total					

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant 2006				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-06						
		CFPP (Yes/ No):						
		Replacement Housing Factor Grant No:						
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		
AMP 005				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Holland Gardens	Dwelling Structure & Units	1460		\$10,000	11,755	11,755	11,755	
	Fire Alarm System			\$15,000	61	61	61	
	Plastering Work Items			\$35,000	0	0	0	
	Apt / Vacancy Refurb				13,675	13,675	13,675	
	Interior Sewer Cleaning				1465.1			
	Dwelling Equipment: Ranges and Refrigerators			\$15,000	13,865	13,865	13,865	

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Facility Doors: Interior & Exterior	\$15,000	48,097	48,097	48,097	
Elevator Controls	\$35,000	94,692	94,692	94,692	
Apt/Vacancy Refurb	\$40,000	94,015	94,015	94,015	
Interior Sewer Cleaning	\$0	21,270	21,270	21,270	
Electric: Exterior Security Lighting	\$20,000	26,857	26,857	26,857	
Interior Steam & return	\$30,000	11,271	11,271	11,271	
Compactor System	\$55,000	40,992	40,992	40,992	
Fire Alarm System Upgrade	\$20,000	35,080	35,080	35,080	
Kitchen Mod (Minor)					
Bathroom Mod (Minor)					
Stairwell Tiling					
LBP Testing/Abatement	\$				

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2006			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-06					
		CFFP (Yes/ No):					
		Replacement Housing Factor Grant No:					
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	
AMF 006				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Montgomery Gardens	Dwelling Structure & Units	1460		\$25,000	377	377	377
	Plastering Work Items			\$30,000	0	0	0
	Paint Halls/Stairs			\$25,000	0	0	0
	Apt Painting			\$30,000	0	0	0
	Vent System Refurb			\$20,000	31,059	31,059	31,059
	Vacuum System Upgrade						

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City

Grant Type and Number
 Capital Fund Program Grant No: NJ-39-P009-501-06
 CRRP (Yes/No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised ¹	Total Actual Cost	Status of Work
AMP 009				Original		Funds Obligated ²	Funds Expended ²
Berry Gardens	Site Improvements	1450					
	Sidewalks			\$80,000	45,765	45,765	45,765
	Dwelling Units	1460					
	Apt / Vacancy Refurb			\$20,000	4,669	4,669	4,669
	Pipe Insulation			\$20,000	7,548	7,548	7,548
	Roof repair			\$10,000	8,573	8,573	8,573
	Paint/Tile Halls/Stairs			\$0	82,679	82,679	82,679
	Plastering			\$20,000	17,337	17,337	17,337
	Facility Masonry Repair			\$15,000	0	0	0
	Bathroom Mod			\$180,000	2,811	2,811	2,811
	Apt painting			\$30,000	0	0	0
	Elevator Shaft & Control Room			\$30,000	18,285	18,285	18,285
	Interior Steam & Return			\$25,000	6,437	6,437	6,437
	Compactor System			\$10,000	20,237	20,237	20,237
	Exterior Security Lighting			\$35,000	16,475	16,475	16,475
	Kitchen Mod (Minor)			\$20,000	1,920	1,920	1,920
	Fire Alarm system			\$10,000	30,616	30,616	30,616
	Domestic hot water tank						
	Boiler refurb			\$0	27,401	27,401	27,401
	Apt/Hallway Floor Refurb			\$20,000	0	0	0
	Emergency Generator			\$0			
	Dwelling Equipment	1465.1					
	Ranges and Refrigerators			\$20,000	20,010	20,010	20,010
	Non dwelling structures	1470					
	Community Hall Refurb			\$25,000	0	0	0

	Sub-Total								
Dwelling Structures & Units	1460								
Chair Lift		\$0	0	0	0				
Appl. / Vacancy Refurb		\$10,000	0	0	0				
Tuckpointing									
Dwelling Equipment	1465.1								
Ranges and Refrigerators		\$10,000	3,617	3,617	3,617				
Appraisal		1440				10,000	10,000		
A/E:VOIP		1430	\$0	0	0	62			
Total ANP 016		\$135,000	163,170	163,170	163,170	163,170	163,170		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City

Federal FFY of Grant: 2006

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	
Administration	7/17/2008		7/17/2010		
Debt Service	7/17/2008		7/17/2010		
AMMP 002, Marion Gardens	7/17/2008		7/17/2010		
AMMP 003, Booker T. Washington	7/17/2008		7/17/2010		

AMP 004, Hudson Gardens	7/17/2008		7/17/2010		
AMP 005, Holland Gardens	7/17/2008		7/17/2010		
AMP 006, Montgomery Gardens	7/17/2008		7/17/2010		
AMP 007, A. Harry Moore Apts.	7/17/2008		7/17/2010		
AMP 008, Curries Woods	7/17/2008		7/17/2010		
AMP 009, Berry Gardens, I-IV	7/17/2008		7/17/2010		
AMP 016, Thomas J. Stewart Apts	7/17/2008		7/17/2010		

* Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended.

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Part I: Summary
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Grant Type and Number: Capital Fund Program Grant No:
 Replacement Housing Factor Grant No:
 Date of CFPP:

NJ-39-P009-501-07

FY of Grant: 2007
 FY of Grant Approval: 2007

Line	Type of Grant	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Revised ²	Final Performance and Evaluation Report		Expended	
1	Total non-CFP Funds	\$ 1,125,041	\$ 1,125,041	\$ 1,125,041	\$ 1,125,040		
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 802,697	\$ 679,525	\$ 679,525	\$ 545,539		
3	1408 Management Improvements	\$ 562,520	\$ 549,232	\$ 549,232	\$ 549,232		
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages	\$ 100,000	\$ 51,184	\$ 51,184	\$ 51,184		
7	1430 Fees and Costs						
8	1440 Site Acquisition	\$ 205,000	\$ 67,891	\$ 67,891	\$ 22,885		
9	1450 Site Improvement	\$ 1,660,000	\$ 1,755,625	\$ 1,755,625	\$ 878,759		
10	1460 Dwelling Structures	\$ 130,000	\$ 126,311	\$ 126,311	\$ 122,328		
11	1465.1 Dwelling Equipment—Nonseparable	\$ 115,000	\$ 9,966	\$ 9,966	\$ 9,966		
12	1470 Non-dwelling Structures	\$ 120,000	\$ 244,652	\$ 244,652	\$ 244,652		
13	1475 Non-dwelling Equipment	\$ 0	\$ 0	\$ 0	\$ 0		
14	1485 Demolition						
15	1492 Moving to Work Demonstration	0	\$ 215,000	\$ 215,000	\$ 214,420		
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

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Part I: Summary		FY of Grant: 2007		FY of Grant Approval: 2007	
PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFPP:		NJ-39-P009-501-07	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost Revised:	Obligated	Total Actual Cost ¹ Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$ 804,945	\$ 800,776	\$ 800,776	\$ 577,161
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				\$4,341,166
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,625,203	\$5,625,203	\$5,625,203	
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		Date		Signature of Public Housing Director	

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⁴ RHF funds shall be included here.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-07					
		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
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
AMVP 002	Operations	1406					
Marion Gardens	Fees and Costs	1430					
	Site Improvement Utilities	1450					
	Underground Steam/Rehmn						
	Mechanical and Electrical:	1460					
	Roof Repair		FA	\$10,000	5,000	5,000	975
	Interior Sewer Cleaning		FA	\$15,000	16,807	16,807	16,807
	Hot water System/Convector Piping		FA	\$15,000	85,000	85,000	57,083
	Boiler Equipment						
	Apt. Painting (Seniors)						
	Paint Halls/Stairs		FA	\$10,000	30,000	30,000	9,826
	Electric: Exterior Security Lighting			\$25,000	0	0	0
	Kitchen Mod (Minor)						
	Bath Mod (Minor)			\$20,000	0	0	0
	Fire Escape Refurb		FA	\$10,000	15,000	15,000	9,201
	Fire Alarm System Upgrade						
	Dwelling Structure & Units	1460					

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

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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2007		Status of Work	
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-07					
		CFRP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Expended ²	
AMMP 003	Operations	1406					
Booker T. Washington Apts & Annex	Management Improvements	1408		\$0	50,500	50,500	49,459
	Crime prevention Initiative	1450					
	Site Improvement/Utilities						
				\$110,000	20,000	20,000	7,142
	Underground Utilities:Sewers			\$15,000	15,000	15,000	4,617
	Mechanical and Electrical:			\$10,000	50,000	50,000	28,982
	Roof Repair/Tuckpointing		FA	\$20,000	0	0	0
	Facility Doors: Interior and Exterior		FA	\$40,000	40,000	40,000	14,593
	Facility masonry repairs		FA	\$15,000	20,000	20,000	13,723
	LBP & Mold Testing / Abatement		FA	\$30,000	42,336	42,336	0
	Boiler Tube Replacement		FA	\$12,000	8,000	8,000	5,736
	Interior Steam & Return Line		FA	\$15,000	10,000	10,000	4,883
	Electric: Exterior Security & Lighting		FA	\$15,000	10,000	10,000	4,883
	Fire Alarm System Upgrade		FA	\$15,000	8,247	8,247	8,247
	Interior Sewer Cleaning						

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	FA	FA	FA	FA	FA	FA	FA
Utility Monitoring System			\$20,000	10,000	10,000	0	
Boiler Refurb	FA		\$15,000	15,000	15,000	4,913	
Pump Ref/Zone Control			\$20,000	0	0	0	
				\$			

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Part II: Supporting Pages
 PHA Name: Housing Authority of the City of Jersey City
 Grant Type and Number
 Capital Fund Program Grant No: NJ-59-P009-501-07
 CFRP (Yes/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	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work
AMPP003	Site: Dwelling Structures & Units	1460						
	Boiler Equip			\$75,000	14,250	14,250	14,250	
	Pipe Insulation			\$30,000	0	0	0	
	Stairwell Refurbishment			0	59,750	59,750	0	
	Apt/Vacancy Refurb							
	Apt Electric Upgrade							
	Plastering work items			\$0	0	0	0	
	Kitchen Mod (Minor)			\$0	0	0		
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			\$20,000	20,436	20,436	20,436	
	Maintenance Equipment							
	Maintenance Vacuum			\$15,000	33,551	33,551	33,551	

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Total AMP 003				\$477,000	\$417,070	\$417,070	\$210,552
Total AMP 004							
Total AMP 005							

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007		Status of Work	
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-07					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²
AMP 004		1430					
Hudson Gardens	Fees & Costs						33
	Site Improvements			\$20,000	0	0	0
	Sidewalks			\$20,000	0	0	0
	Playground Equip Repair						
	Mechanical and Electrical:	1460					
	Facility Doors: Interior and Exterior		FA	\$10,000	10,000	10,000	0
	Facility Masonry Repair		FA	\$10,000	5,000	5,000	351
	Fire Escape Refurb			\$15,000	0	0	0
	Boiler Equipmt			\$80,000	0	0	1,413
	Stairwell Painting & Tiling		FA	\$15,000	96,780	96,780	96,093
	LBP Abatement / Mildew Remediation			\$50,000	50,000	50,000	253

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Electric: Exterior Security Lighting	FA	\$10,000	20,000	20,000	11,251	
Bathroom Mod (Minor)		\$0				
Interior Sewer Cleaning	FA	\$15,000	15,000	15,000	5,336	
Roof Repair/Touchpointing		\$15,000	15,000	15,000	1,766	
Fire Alarm System Upgrade	FA	\$10,000	10,000	10,000	3,204	
Sub-Total						

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
		Grant Type and Number Capital Fund Program Grant No. NI-39-P009-501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
AMF 004	Dwelling Structure & Units	1460		\$10,000	10,000	10,000	0
	Pipe Insulation			\$0	52,220	52,220	18,375
	Security Upgrade			\$10,000	10,000	10,000	5,999
	Utility Monitoring			\$20,000	30,000	30,000	13,383
	Heating: Boiler Refurb						
	Sub-Total						
	Dwelling Equipment- Ranges and Refrigerators	1465.1		\$15,000	15,827	15,827	15,827

	Electric: Exterior Security Lighting		FA	\$10,000	10,000	10,000	4,717	
	Roof repair			\$15,000	15,000	15,000	2,513	
	Pipe Insulation			\$20,000	10,000	10,000	0	
	LBP Testing/Abatement		FA	\$40,000	53,600	53,600	68	
	Fire Escape refurb		FA	\$15,000	0	0		

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant 2007		
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-07				
		CEFP (Yes/ No):		Replacement Housing Factor Grant No:		
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
ANMP 005				Original	Revised ¹	Funds Obligated ²
Holland Gardens	Dwelling Structure & Units	1460	FA	\$10,000	10,000	10,000
	Fire Alarm System			\$0	13,102	13,102
	Stairwell Refurbishment			\$0	5,000	5,000
	Apt / Vacancy Refurb					786
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$15,000	14,276	14,276

Facility Doors: Interior & Exterior	FA	\$15,000	32,975	32,975	32,975	
Elevator Controls	FA	\$40,000	56,779	56,779	56,779	
Apt/Vacancy Refurb		\$0	0	0	0	
Boiler Upgrade		\$0				
Electric: Exterior Security Lighting	FA	\$60,000	10,000	10,000	3,783	
Interior Steam & return		\$25,000	0	0	0	
Compactor System	FA	\$30,000	70,000	70,000	66,016	
Fire Alarm System Upgrade	FA	\$20,000	15,000	15,000	8,626	
Kitchen Mod (Minor)						
Bathroom Mod (Minor)						
Stairwell Tiling						
IBP Testing/Abatement	FA	\$0	25,000	25,000	13,658	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-07					
		CFPP (Yes/No):		Replacement Housing Factor Grant No:			
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	
AMQP 006				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Montgomery Gardens	Dwelling Structure & Units	1460		\$0			
	Plastering Work Items			\$0			
	Paint Halls/Stairs			\$0			
	Apt Painting			\$0			
	Vent System Refurb			\$25,000	0	0	0
	Vacuum System Upgrade						

Apt Tiling/Hallway Floor		\$10,000	0	0	0	
Pipe Insulation						
Relocation Costs	1495	\$0	215,000	215,000	214,420	
Dwelling Equipment	1465.1	\$20,000	13,229	13,229	13,229	
Ranges and Refrigerators						
Non Dwelling Structures:	1470					
Manager's Office refurb		FA	10,000	9,966	9,966	
Fees & Costs	1430					
Master Plan Consultant		\$100,000	0	0	0	
Maintenance Equipment	1475					
Maintenance vacuum		\$15,000	58,904	58,904	58,904	
Fire Safety Equipment		\$20,000	12,359	12,359	12,359	
Total AMP 006		\$390,000	570,522	570,522	542,025	

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

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 Capital Fund Financing Program

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007		
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-07				
		CFFP (Yes/No):				
		Replacement Housing Factor Grant No:				
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

Capital Fund Program Grant No: NJ-39-P009-501-07
 CEFP (Yes/No):
 Replacement Housing Factor Grant No:

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
AMMP 008	Site Improvements	1450		0			
	Dwelling Units	1460		\$15,000	0	0	0
	Exterior Door Painting			\$0			
	Paint Hall/Stairs			\$0			
	Plastering			\$0			
	Fire Alarm system			\$			
	Apt Painting (Seniors)		FA	\$100,000	180,000	180,000	130,533
	Phase II Floors			\$60,000	0	0	
	Elevator motor replacement						
	Dwelling Equipment	1465		\$15,000	26,290	26,290	26,290
	Ranges & refrigerators						
	Maintenance Equipment	1475		\$15,000	36,151	36,151	36,151
	Maintenance Vacuum						
	Non Dwelling Structures	1470		\$85,000	0	0	0
	3 NHD Refurb (1 st Floor)		FA				
	Total			\$290,000	242,441	242,441	192,974

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City

Grant Type and Number
Capital Fund Program Grant No: NJ-39-P009-501-07

Federal FFY of Grant: 2007

CFPP (Yes/No):
Replacement Housing Factor Grant No:

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
Berry Gardens	Site Improvements	1450					
	Sidewalks			\$40,000	40,000	40,000	7,819
	Dwelling Units	1460					
	Apt./Vacancy Refurb		FA	\$0	35,000	35,000	6,318
	Pipe Insulation			\$20,000	20,000	20,000	14,214
	Roof repair			\$10,000	12,449	12,449	12,449
	Paint/Tile Halls/Stairs			\$25,000	64,000	64,000	0
	Plastering			\$			
	Facility Masonry Repair		FA	\$20,000	15,000	15,000	4,233
	Bathroom Mod			\$0			
	Apt painting			\$0			
	Elevator Shaft & Control Room		FA	\$25,000	33,662	33,662	16,887
	Interior Steam & Return			\$20,000	0	0	0
	Compressor System		FA	\$10,000	10,000	10,000	9,111
	Exterior Security Lighting		FA	\$10,000	10,000	10,000	1,928
	Kitchen Mod (Minor)			\$20,000	0	0	0
	Fire Alarm system		FA	\$10,000	11,000	11,000	8,093
	Fire Pump refurb			\$20,000	0	0	0
	Domestic Hot Water Tank			\$0	12,844	12,844	12,844
	Apt/Hallway Floor Refurb		FA	\$50,000	38,000	38,000	1,934
	Masonry repairs		FA	\$0	15,000	15,000	12,940
	Dwelling Equipment Ranges and Refrigerators	1465.1		\$15,000	15,517	15,517	15,517
	Maintenance Equipment Maintenance Vacuum	1470		\$15,000	43,874	43,874	43,874

	Sub-Total								
Dwelling Structures & Units	1460	FA	\$5,000	5,000	5,000	2,279			
Facility masonry/repair		FA	\$0	10,000	10,000	0			
Apt / Vacancy Refurb									
Truckpointing									
Dwelling Equipment	1465.1		\$5,000	5,000	5,000	1,017			
Ranges and Refrigerators									
Non Dwelling Structures			\$15,000	0	0	0			
Lobby Stairs & Hallway									
Total, AMP 016			\$68,000	43,000	43,000	7,646			

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Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of the City of Jersey City

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	7/17/2008		7/17/2010		
Debt Service	7/17/2008		7/17/2010		
AMMP 002, Marton Gardens Washington	7/17/2008		7/17/2010		
AMMP 003, Booker T. Washington	7/17/2008		7/17/2010		

AMP 004, Hudson Gardens	7/17/2008		7/17/2010		
AMP 005, Holland Gardens	7/17/2008		7/17/2010		
AMP 006, Montgomery Gardens	7/17/2008		7/17/2010		
AMP 007, A. Harry Moore Apts.	7/17/2008		7/17/2010		
AMP 008, Curries Woods	7/17/2008		7/17/2010		
AMP 009, Berry Gardens, I-IV	7/17/2008		7/17/2010		
AMP 016, Thomas J. Stewart Apts	7/17/2008		7/17/2010		

1. Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1957, as amended.

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Part I: Summary		PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		NI-39-P009-501-08		FFY of Grant: 2008 FFY of Grant Approval: 2008	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost ¹
			Original	Revised ²		
1	Total non-CFP Funds					Expended
2	1406 Operations (may not exceed 20% of line 21) ³		\$ 1,069,180	\$ 1,069,080	\$ 1,069,180	1,069,176
3	1408 Management Improvements		\$ 594,397	\$ 594,397	\$ 594,397	470,199
4	1410 Administration (may not exceed 10% of line 21)		\$ 534,590	\$ 534,590	\$ 534,590	502,000
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$ 0	\$ 0	\$ 0	
8	1440 Site Acquisition					
9	1450 Site Improvement		\$ 120,000	\$ 171,134	\$ 171,134	39,676
10	1460 Dwelling Structures		\$ 1,906,085	\$ 1,966,044	\$ 1,966,044	750,456
11	1465.1 Dwelling Equipment—Nonexpendable		\$ 165,000	\$ 165,000	\$ 165,000	134,029
12	1470 Non-dwelling Structures		\$ 10,000	\$ 10,000	\$ 10,000	10,000
13	1475 Non-dwelling Equipment		\$ 45,000	\$ 0	\$ 0	0
14	1485 Demolition		\$ 100,000	\$ 33,907	\$ 33,907	33,907
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴		0	\$ 0	\$ 0	

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.

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Part I: Summary		FFY of Grant: 2008
PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2008
		NI-39-P009-501-08

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	\$ 801,648	\$ 801,648	\$ 801,648	\$ 0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,345,900	\$5,345,900	\$5,345,900	\$3,009,443
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		Date	Signature of Public Housing Director		Date

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-08					
		CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
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
AMPP 002							
Marion Gardens	Operations	1406					
	Fees and Costs	1430					
	Site Improvement Utilities	1450					
	Underground Steam/Return			\$50,000	\$50,000	50,000	25,276
	Mechanical and Electrical:	1460					
	Roof Repair			\$10,000	10,000	10,000	1,296
	Interior Sewer Cleaning			\$15,000	15,000	15,000	15,156
	Hot water System/Convactor Piping			\$5,000	5,000	5,000	30,857
	Utility Monitoring System			\$5,000	5,000	5,000	0
	Paint Hallways & Stairwells			\$20,000	20,000	20,000	0
	Plastering			\$30,000	30,000	30,000	12,360
	Electric: Exterior Security Lighting			\$20,000	20,000	20,000	9,903
	Kitchen Mod (Minor)						
	Bath Mod (Minor)						
	Facility Masonry Repairs			\$10,000	10,000	10,000	35
	Fire Alarm System Upgrade			\$10,000	10,000	10,000	9,821
	Dwelling Structure & Units	1460					

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-08						
		CFPP (Yes/ No):						
		Replacement Housing Factor Grant No:						
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		
AMMP 003				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Booker T. Washington Apts & Annex	Operations Management Improvements	1406 1408						
	Site Improvement/Utilities	1450						
	Fence Painting			\$15,000	14,400	14,400	14,400	
	Mechanical and Electrical:							
	Roof Repair/Flukeypointing			\$10,000	10,000	10,000	1,384	
	Facility Doors: Interior and Exterior			\$10,000	10,000	10,000	6,825	
	Facility masonry repairs			\$10,000	10,000	10,000	62	
	LBP & Mold Testing / Abatement			\$30,000	30,000	30,000	4,328	
	Boiler Tube Replacement			\$0				
	Interior Steam & Return Line			\$20,000	20,000	20,000	7,934	
	Electric: Exterior Security & Lighting			\$20,000	20,000	20,000	7,460	
	Fire Alarm System Upgrade			\$10,000	10,000	10,000	2,421	
	Interior Sewer Cleaning			\$15,000	15,000	15,000	16,321	

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Electric: Exterior Security Lighting		\$10,000	10,000	10,000	2,820	
Bathroom Mod (Minor)		\$0				
Interior Sewer Cleaning		\$15,000	15,000	15,000	4,616	
Roof Repair/Tuckpointing		\$10,000	10,000	10,000	297	
Fire Alarm System Upgrade		\$10,000	10,000	10,000	2,134	
Sub-Total						

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Funds Obligated ²	Funds Expended ²	Status of Work
AMMP 004	Dwelling Structure & Units	1460					
	Pipe Insulation			\$10,000	10,000	0	
	Pump/Zone Controls			\$0			
	Utility Monitoring			\$10,000	10,000	0	
	Apt / Vacancy Refurb			\$20,000	40,000	40,000	33,446
	Sub-Total						
				\$20,000	20,000	20,000	16,422
	Dwelling Equipment: Ranges and Refrigerators	1465.1					

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	Electric: Exterior Security Lighting			\$20,000	5,000	5,000	0	
	Roof repair			\$10,000	10,000	10,000	1,476	
	LBP Testing/Abatement			\$35,000	75,000	75,000	85,917	
	Hallway /Stairwell Refurbishment			\$40,000	50,000	50,000	0	

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-08		Federal FFY of Grant: 2008				
		CFPP (Yes/No): Replacement Housing Factor Grant No:						
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		
AMP 005				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Holland Gardens	Dwelling Structure & Units	1460						
	Fire Alarm System			\$0				
	Plastering Work Items			\$10,000	15,000	15,000	10,945	
	Apt / Vacancy Refurb			\$75,000	40,000	40,000	0	
	Dwelling Equipment: Ranges and Refrigerators			1465.1				
				\$15,000	20,000	20,000	19,603	

	Facility Doors: Interior & Exterior	\$15,000	15,000	15,000	9,261	
	Elevator Controls	\$50,000	50,000	50,000	40,421	
	Apt/Vacancy Refurb	\$25,000	25,000	25,000	5,922	
	Facility Masonry Repairs	\$20,000	20,000	20,000	8,802	
	Electric: Exterior Security Lighting	\$20,000	20,000	20,000	1,098	
	Interior Steam & return	\$20,000	20,000	20,000	7,521	
	Compactor System	\$0				
	Fire Alarm System Upgrade	\$20,000	20,000	20,000	10,851	
	Utility Monitoring System	\$20,000	20,000	20,000	0	
	Security Cameras	\$50,000	0	0	0	
	Interior Sewer Cleaning	\$10,000	10,000	10,000	2,991	
	LBP Testing/Abatement	\$25,000	25,000	25,000	3,927	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-08					
		CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
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	
AMPP 006				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Montgomery Gardens	Dwelling Structure & Units	1460		\$15,000	15,000	15,000	4,502
	Plastering Work Items			\$0			
	Paint Halls/Stairs			\$0			
	Apt Painting			\$0			
	Vent System Refurb			\$0			
	Vacuum System Upgrade			\$0	0	0	0

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City

Grant Type and Number
 Capital Fund Program Grant No: NJ-39-P009-501-08
 CFFP (Yes/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	Revised ¹	Total Actual Cost	Status of Work
AMIP 009				Original	Funds Obligated ²	Funds Expended ²	
Berry Gardens	Site Improvements	1450					
	Dwelling Units	1460					
	Apt / Vacancy Refurb			\$100,000	100,000	100,000	1,235
	Pipe Insulation			\$10,000	10,000	10,000	0
	Roof repair			\$10,000	10,000	10,000	0
	Paint/Tile Halls/Stairs			\$15,000	15,000	860	0
	Plastering			\$10,000	10,000	10,000	0
	Facility Masonry Repair			\$10,000	10,000	10,000	7,800
	Bathroom Mod			\$0			
	Interior Sewer Cleaning			\$8,000	8,000	8,000	18,367
	Elevator Shaft & Control Room			\$25,000	25,000	25,000	0
	Interior Steam & Return			\$10,000	10,000	10,000	2,836
	Compactor System			\$10,000	22,535	22,535	21,370
	Exterior Security Lighting			\$15,000	15,000	15,000	2,476
	Fire Alarm system			\$10,000	10,000	10,000	8,903
	Pump refurb			\$10,000	10,000	10,000	3,151
	Fire Pump refurb			\$15,000	15,000	15,000	0
	Domestic Hot Water Tank			\$73,085	110,550	110,550	110,550
	Utility Monitoring System			\$5,000	5,000	5,000	1,065
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$30,000	30,000	30,000	21,798
	Maintenance Equipment	1470					

	Sub-Total								
Dwelling Structures & Units	1460								
Facility masonry repair		\$5,000	5,000	5,000				836	
Apt / Vacancy Refurb		\$20,000	20,000	20,000				0	
Plastering		\$5,000	5,000	5,000				0	
Dwelling Equipment	1465.1								
Ranges and Refrigerators		\$15,000	15,000	15,000				1,552	
Non Dwelling Structures									
Lobby Stairs & Hallway		\$10,000	10,000	10,000				10,000	
Total AMP 016		\$103,000	124,734	124,734				21,480	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City

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	
Administration	6/12/2010		6/12/2012		
Debt Service	6/12/2010		6/12/2012		
AMP 002, Marion Gardens	6/12/2010		6/12/2012		
AMP 003, Booker T. Washington	6/12/2010		6/12/2012		

AMP 004, Hudson Gardens	6/12/2010		6/12/2012		
AMP 005, Holland Gardens	6/12/2010		6/12/2012		
AMP 006, Montgomery Gardens	6/12/2010		6/12/2012		
AMP 007, A. Harry Moore Apts.	6/12/2010		6/12/2012		
AMP 008, Curries Woods	6/12/2010		6/12/2012		
AMP 009, Berry Gardens, I-IV	6/12/2010		6/12/2012		
AMP 016, Thomas J. Stewart Apts	6/12/2010		6/12/2012		

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.

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Part I: Summary		PBA Name: Housing Authority of the City of Jersey City		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		NI-39-P009-501-09		FFY of Grant Approval: 2009	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$1,083,971	\$1,083,971	\$1,083,971	\$541,986
3	1408 Management Improvements		\$526,209	\$526,209	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)		\$541,985	\$541,985	\$501,985	\$250,992
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$0	\$0	\$0	\$0
8	1440 Site Acquisition					
9	1450 Site Improvement		\$270,000	\$280,000	\$230,000	\$32,597
10	1460 Dwelling Structures		\$2,011,000	\$2,001,000	\$956,000	\$439,039
11	1465.1 Dwelling Equipment—Nonpendable		\$160,000	\$160,00	\$160,000	\$89,123
12	1470 Non-dwelling Structures		\$25,000	\$25,000	\$0	\$0
13	1475 Non-dwelling Equipment		\$0	\$0	\$0	\$0
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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

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

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

Part I: Summary

PHIA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NY of Grant: FY of Grant Approval: 2009
		NI-39-P009-501-09

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 9/30/10
 Revised Annual Statement (revision no: 1)
 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				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$801,688	\$801,688	\$ 801,688	\$ 0
19	1502 Contingency (may not exceed 3% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,419,853	\$5,419,853	\$3,733,644	\$1,353,737
21	Amount of line 20 Related to LBR Activities	\$35,000	\$40,000	\$30,000	\$17,871
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	\$444,999	\$444,999	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$157,000	\$177,000	\$157,000	\$21,380
25	Amount of line 20 Related to Energy Conservation Measures	\$500,000	\$500,000	\$138,000	\$58,570

Signature of Executive Director _____ Date _____ Signature of Public Housing Director _____ Date _____

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⁴ RHIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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		Grant Type and Number		Federal FY of Grant: 2009			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-09					
		CFPP (Yes/No):		Replacement Housing Factor Grant No:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised ¹	Total Actual Cost	Status of Work
AMVP 004				Original	Funds Obligated ²	Funds Expended ²	
Hudson Gardens	Operations	1406		\$119,237	119,237	59,617	
	Management Improvements	1408					
	After School Program Staff			\$10,511			
	Off Duty Police			\$35,836		0	
	Site Improvement Utilities	1450			25,000	0	
	Playground Equipment Repair			\$25,000			
	Mechanical and Electrical:	1460					
	Facility Doors: Interior and Exterior			\$10,000		325	
	Facility Masonry Repair			\$10,000			
	Interior Steam & Return			\$15,000			
	Heating / Boiler Refurb			\$10,000			
	Pump Refurb / Zone Controls			\$10,000	10,000	702	
	LBP Abatement / Mildew Remediation			\$30,000	30,000	17,871	
	Electric: Exterior Security Lighting			\$50,000	50,000	7,104	
	Utility Monitoring System			\$10,000			
	Interior Sewer Cleaning			\$15,000	15,000	3,642	
	Roof Repair / Tuckpointing			\$20,000	20,000	1,655	
	Fire Alarm System Upgrade			\$15,000			
	Sub-Total			\$195,000			

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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
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2009			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-09					
		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
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	
AMMP 005				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Holland Gardens	Operations	1406		\$97,557		97,557	48,779
	Management Improvements	1408		\$16,170			
	After School Program Staff			\$58,234			0
	Off Duty Police	1460		\$20,000		20,000	2,156
	Mechanical and Electrical:			\$10,000			
	Heating / Boiler Refurbishing			\$35,000			2,065
	Utility Monitoring System			\$15,000		20,000	2,432
	Bathroom Mod (Minor)			\$20,000		5,000	5,682
	Interior Steam & Return			\$5,000			
	Electric: Exterior Security Lighting			\$10,000			
	Interior Sewer Cleaning			\$15,000			
	Facility Masonry Repairs			\$15,000		15,000	1,809
	Roof Repair			\$145,000			
	Fire Alarm System Refurb						
	Sub-Total						

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Annual Statement/Performance and Evaluation Report
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant 2009				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-59-P009-501-09						
		CEFP (Yes/No):		Replacement Housing Factor Grant No:				
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		
AMMP 008				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Curies Woods	Operations	1406		\$151,756		151,756	75,877	
	Management Improvements	1408				0		
	Off Duty Police & Security Monitors			\$131,794				
	Site Improvements & Utilities	1450				20,000	10,590	
	Site Improvements (REAC)			\$20,000				
	Dwelling Structures	1460						
	Apt / Vacancy Refurb			\$20,000		20,000	531	
	Painting Halls/Stairs			\$10,000				
	Roof / Siding Repair			\$10,000		10,000	12,747	
	Plastering Work Items			\$10,000				
	Security Camera Repair / Replace			\$20,000				
	Floors Refurbished			\$100,000		100,000	36,249	
				\$170,000				
	Sub-Total							
	Dwelling Equipment:			1465.1				
	Ranges and Refrigerators			\$20,000		20,000	26,352	
	Non Dwelling Structures			1470				
	Maintenance Equipment			1475				
	Total			\$495,550		321,756	162,346	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-09					
		CFPP (Yes/No):		Replacement Housing Factor Grant No:			
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	
AMMP 009				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Berry Gardens I, II, III & IV	Operations Management Improvements Off Duty Police	1406		\$184,275		184,275	92,137
	Mechanical and Electrical: Utility Monitoring System	1460		\$5,000			
	Plastering Work Items			\$25,000			
	Facility Masonry Repair			\$25,000			
	Electric: Exterior Security Lighting			\$15,000		15,000	
	Interior Sewer Cleaning			\$8,000		8,000	6,296
	Pump Refurb / Zorte Control			\$18,000		18,000	8,384
	Compactor System Refurbishment			\$10,000			
	Fire Pump Refurbishing			\$0			
	Security Monitor Upgrade			\$30,000		30,000	94,660
	Fire Alarm System Upgrade			\$15,000		15,000	20,623
	Sub-Total			\$196,000			

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-09	Federal FY of Grant: 2009
	CFPP (Yes/No): Replacement Housing Factor Grant No:	

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
AMMP 016				Original	Funds Obligated ²	Funds Expended ³
Thomas J. Stewart Apts	Operations	1406		\$21,679	21,679	10,841
	Mechanical and Electrical:	1460				
	Heating / Boiler Refurbishing			\$5,000	5,000	5,108
	Facility Masonry Repair			\$5,000		
	Fire Alarm Upgrade			\$20,000	20,000	2,628
	Elevator Shaft & Control Room Wiring			\$10,000		
	Roof Repair			\$5,000	5,000	4,800
	Sub-Total			\$45,000		
	Dwelling Structures & Units	1460				
	Plastering Work Items			\$5,000		
	Apt / Vacancy Refurb			\$10,000		
	Tuckpointing			\$50,000		
	Dwelling Equipment	1465.1				
	Ranges and Refrigerators			\$10,000	10,000	0
	Non Dwelling Structures	1470				
	Chair Lift			\$25,000		
	Total, AMMP 016			\$166,679	61,679	23,377

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of the City of Jersey City

Federal FFY of Grant: 2009

Reasons for Revised Target Dates

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	9/14/2011		9/14/2013		
Debt Service	9/14/2011		9/14/2013		
AMP 002, Marion Gardens	9/14/2011		9/14/2013		
AMP 003, Booker T. Washington	9/14/2011		9/14/2013		
AMP 004, Hudson Gardens	9/14/2011		9/14/2013		
AMP 005, Holland Gardens	9/14/2011		9/14/2013		
AMP 006, Montgomery Gardens	9/14/2011		9/14/2013		
AMP 007, A. Harry Moore Apts.	9/14/2011		9/14/2013		
AMP 008, Curries Woods	9/14/2011		9/14/2013		
AMP 009, Berry Gardens, LIV	9/14/2011		9/14/2013		
AMP 016, Thomas J. Stewart Apts	9/14/2011		9/14/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9f of the U.S. Housing Act of 1957, as amended.

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary		FFY of Grant: 2009	
PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NUS9R00950109	FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹
		Original	Revised ²		
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				
10	1460 Dwelling Structures	510,531	510,531	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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
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 Expires 4/30/2011

Part I: Summary

PHIA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: N139R00950109 Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Performance and Evaluation Report for Period Ending: 9/30/10			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 3% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	510,531	510,531
21	Amount of line 20 Related to LBP Activities		0
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		Date	Signature of Public Housing Director
			Date

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part I: Summary

PIA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950209 Date of CFP:	FY of Grant: 2009 RFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/10	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹
			Original	Revised ²		
1		Total non-CFP Funds				
2		1406 Operations (may not exceed 30% 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				
10		1460 Dwelling Structures	705,334	705,334	0	0
11		1465.1 Dwelling Equipment—Nonexpendable				
12		1470 Non-dwelling Structures				
13		1475 Non-dwelling Equipment				
14		1485 Demolition				
15		1492 Moving to Work Demonstration				
16		1495.1 Relocation Costs				
17		1499 Development Activities ⁴				

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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
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Part I: Summary		PHIA Name: Jersey City Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NIS9R00950209 Date of CFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 9/30/10
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	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 3% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	705,334	705,334			0	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	

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Annual Statement/Performance and Evaluation Report
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Part I: Summary

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ-39-P009-501-10	FY of Grant Approval: FY of Grant Approval: 2010
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	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		\$1,119,817	\$1,119,817	\$0	\$0
3	1408 Management Improvements		\$707,550	\$707,550	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)		\$559,909	\$559,909	\$31,500	\$0
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$0	\$0	\$0	\$0
8	1440 Site Acquisition					
9	1450 Site Improvement		\$ 50,000	\$50,000	\$0	\$0
10	1460 Dwelling Structures		\$1,772,582	\$1,772,582	\$78,500	\$0
11	1465.1 Dwelling Equipment--Nonexpendable		\$165,000	\$165,000	\$165,000	\$0
12	1470 Non-dwelling Structures		\$190,000	\$190,000	\$0	\$0
13	1475 Non-dwelling Equipment		\$ 35,000	\$35,000	\$0	40
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs		\$200,000	\$200,000	\$200,000	\$16,307
17	1499 Development Activities ⁴					

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Part I: Summary		FFY of Grant: 2010	
PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NY-39-P009-501-10	FFY of Grant Approval: 2010

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				
18a	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$799,229	\$799,229	\$799,229	\$0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,599,087	\$5,599,087	\$1,274,229	\$16,307
21	Amount of line 20 Related to LBP Activities	\$10,000	\$10,000	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	\$626,700	\$626,700	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$216,118	\$216,118	\$37,000	\$0
25	Amount of line 20 Related to Energy/Conservation Measures	\$418,464	\$418,464	\$0	\$0
Signature of Executive Director		Date	Signature of Public Housing Director	Date	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant 2010		Status of Work	
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-10					
		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
AMMP 002	Operations	1406		\$155,083			
	Management Improvements	1408					
	After School Program Staff			\$17,786			
	Off Duty Police			\$135,000			
	Site Improvement Utilities	1450					
	Underground Steam/Return			\$50,000			
	Site Improvements (REAC)			\$0			
	Mechanical and Electrical:	1460					
	Roof Repair			\$20,000			
	Interior Sewer Cleaning(FA)			\$15,000			
	Hot Water System/Convectur Piping(FA)			\$0			
	Boiler Tube Replacement (FA)			\$0			
	Pump Refurb/Zone Control (FA)			\$0			
	Utility Monitoring System(FA)			\$10,000			
	Electric: Exterior Security Lighting(FA)			\$15,000		13,000	
	Kitchen Mod (Minor) (FA)			\$0			
	Boiler Installation			\$125,464			
	Plastering Working Items (FA)			\$0			
	Fire Alarm System Upgrade (FA)			\$0			
	Dwelling Structure & Units	1460					
	ADA Compliance (FA)			\$50,000			
	Tuck pointing/Brickwork Repair			\$10,000		2,000	
	Apt /Vacancy Refurb (FA)			\$169,000			

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant 2010				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-10						
		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
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	
AMMP 003								
Booker T. Washington Apts & Annex	Operations Management Improvements After School Program Staff Off Duty Police	1406 1408		\$162,596 \$20,213 \$90,000				
	Site Improvement Utilities	1450		\$0				
	Underground Steam/Return Site Improvements (REAC)			\$0				
	Mechanical and Electrical: Roof Repair / Tuckpointing			\$10,000		5,000		
	Facility Doors: Interior and Exterior(FA)			\$10,000				
	Facility Masonry Repairs (AF)			\$0				
	LBP & Mold Testing / Abatement(FA)			\$10,000				
	Boiler Tube Replacement(FA)			\$40,000		4,000		
	Interior Steam & Return Line(FA)			\$12,000				
	Elect Exterior Security & Lighting(FA)			\$15,000				
	Fire Alarm System Upgrade(FA)			\$16,000				
	Interior Sewer Cleaning (FA)			\$20,000				
	Pump Ref / Zone Control (FA)			\$15,000				
	Heating / Boiler Refurbishing(FA)			\$0				
	Stair Repair / Replacement			\$0				
				0	\$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.

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²
AMF 004	Operations	1406		\$119,237			
Hudson Gardens	Management Improvements	1408					
	After School Program Staff			\$10,511			
	Off Duty Police			\$35,836			
	Site Improvement Utilities	1450					
	Playground Equipment Repair			\$0			
	Mechanical and Electrical:	1460					
	Facility Doors: Interior and Exterior(FA)			\$10,000			
	Facility Masonry Repair(FA)			\$10,000			
	Interior Steam & Return(FA)			\$15,000			
	Security Cameras(FA)			\$40,000			
	Pump Refurb / Zone Controls(FA)			\$5,000			
	LBP Abatement / Mildew Remediation			\$0			
	Electric: Exterior Security Lighting(FA)			\$10,000		3,000	
	Utility Monitoring System(FA)			\$0			
	Interior Sewer Cleaning(FA)			\$15,000			
	Roof Repair /Tuckpointing			\$10,000		6,000	
	Fire Alarm System Upgrade(FA)			\$5,000			
				\$			

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²To be completed for the Performance and Evaluation Report

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0225
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Part II: Supporting Pages		PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-10 CEFP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²		
AMMP 008	Operations	1406		\$151,756					
	Management Improvements	1408		\$131,794					
	Off Duty Police & Security Monitors								
	Site Improvements & Utilities	1450		\$0					
	Site Improvements (REAC)								
	Dwelling Structures	1460		\$20,000					
	Apt / Vacancy Refurb(FA)			\$10,000					
	Painting Halls/Stairs(FA)			\$10,000					
	Roof / Siding Repair			\$0					
	Plastering Work Items			\$40,000					
	Security Camera Repair / Replace(FA)			\$100,000					
	Floors Refurbished(FA)								
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$20,000		20,000			
	Non Dwelling Structures Front Door 3 NHD	1470		\$55,000					
	Maintenance Equipment	1475							
	Total AMMP 008			\$558,550		20,000			

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² To be completed for the Performance and Evaluation Report.

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010			
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-10					
		CEFP (Yes/No):		Replacement Housing Factor Grant No:			
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
AMP 009	Operations	1406		\$184,275			
Berry Gardens I, II, III & IV	Management Improvements Off Duty Police			\$35,836			
	Mechanical and Electrical:	1460		\$5,000			
	Utility Monitoring System(FA)			\$10,000			
	Elevator Shaft/wiring(FA)			\$10,000		5,000	
	Facility Masonry Repair(FA)			\$10,000		4,000	
	Electric: Exterior Security Lighting(FA)			\$8,000			
	Interior Sewer Cleaning(FA)			\$18,000		6,500	
	Pump Refurb / Zone Control(FA)			\$10,000			
	Compactor System Refurbishment(FA)			\$0			
	Fire Pump Refurbishing			\$0			
	Security Monitor Upgrade			\$15,000			
	Fire Alarm System Upgrade(FA)						

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² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant 2010				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-10						
		CEFP (Yes/No):						
		Replacement Housing Factor Grant No:						
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		
AMP 016				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Thomas J. Stewart Apts	Operations	1406		\$21,679				
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing(FA)			\$5,000				
	Facility Masonry Repair(FA)			\$5,000				
	Fire Alarm Upgrade			\$0				
	Elev. Shaft & Control Room Wiring(FA)			\$10,000				
	Roof Repair			\$5,000				
	Dwelling Structures & Units	1460						
	Plastering Work Items(FA)			\$5,000				
	Apt / Vacancy Refurb(FA)			\$10,000				
	Tuckpointing			\$50,000				
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			\$15,000		15,000		
	Non Dwelling Structures	1470						
	Exterior Stair repair			\$20,000				
	Total AMP 016			\$146,679		15,000		

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U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program						Federal FY of Grant: 2010	Reasons for Revised Target Dates ¹
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)				
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
Administration	7/14/2012		7/14/2014				
Debt Service	7/14/2012		7/14/2014				
AMMP 002, Marion Gardens	7/14/2012		7/14/2014				
AMMP 003, Booker T. Washington	7/14/2012		7/14/2014				
AMMP 004, Hudson Gardens	7/14/2012		7/14/2014				
AMMP 005, Holland Gardens	7/14/2012		7/14/2014				
AMMP 006, Montgomery Gardens	7/14/2012		7/14/2014				
AMMP 007, A. Harry Moore Apts.	7/14/2012		7/14/2014				
AMMP 008, Curries Woods	7/14/2012		7/14/2014				
AMMP 009, Betty Gardens, I-IV	7/14/2012		7/14/2014				
AMMP 016, Thomas J. Stewart Apts	7/14/2012		7/14/2014				

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

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Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ59R00950110 Date of CFPP:	FY of Grant: 2010 FY of Grant Approval: 2010
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no:)		Total Actual Cost ¹	
			Original	Revised	Obligated	Expended
1	Total non-CFP funds					
2	1406 Operations (may not exceed 20% of line 21) ²					
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					
10	1460 Dwelling Structures	510,799	510,799	0		0
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of 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

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Part I: Summary		FFY of Grant: 2010					
PHA Name: Jersey City Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: N199R00950110	FFY of Grant Approval: 2010					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost	Original	Revised ²	Obligated	Total Actual Cost ¹	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)	510,799	510,799			0	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date	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 CRP Grants for operations.
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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary
 PHA Name: Jersey City Housing Authority
 Grant Type and Number
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No: NJ39R00950210
 Date of CFPP:
 FFY of Grant 2010
 FFY of Grant Approval: 2010

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	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					
10	1460 Dwelling Structures		701,776	701,776	0	0
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Part I: Summary		FFY of Grant: 2010	
PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: N39R00950210 Date of CRP:	FFY of Grant Approval: 2010	

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)	701,776	701,776	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	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 CRP Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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PHA Name: **Housing Authority of the City of Jersey City**
 Grant Type and Number
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No:
 Date of CFFP:

NJ-39-P009-501-11 DRAFT

FFY of Grant: **2011**
 FFY of Grant Approval:
2011

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	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		\$0	\$0	\$0	\$0	\$0
3	1408 Management Improvements		\$438,235	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)		\$559,909	\$0	\$0	\$0	\$0
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$75,000	\$0	\$0	\$0	\$0
8	1440 Site Acquisition						
9	1450 Site Improvement		\$560,000	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures		\$2,224,000	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable		\$85,000	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures		\$130,000	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment		\$55,000	\$0	\$0	\$0	40
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs		\$110,000				
17	1499 Development Activities ⁴						

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part I: Summary

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ-39-P009-501-11DRAFT	FFY of Grant: FFY of Grant Approval:	2011 2011
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 9/30/09 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$802,034	\$0	\$801,688	\$0		
19	1502 Contingency (may not exceed 3% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$5,559,087	\$0	\$0	\$0		
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0		
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0		
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0		
25	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0		
Signature of Executive Director		Date	Signature of Public Housing Director		Date		

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Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:		Status of Work	
Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT CFPP (Yes/ No): Replacement Housing Factor Grant No:		2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
AMP 002				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Marion Gardens	Operations	1406		\$77,542			
	Management Improvements	1408					
	After School Program Staff			\$17,786			
	Off Duty Police			\$100,000			
	Site Improvement Utilities	1450		\$75,000			
	Underground Steam/Return			\$50,000			
	Site Improvements (REAC)			\$25,000			
	Playground Equipment						
	Mechanical and Electrical:	1460					
	Roof Repair			\$0			
	Interior Sewer Cleaning			\$15,000			
	Hot water System/Convactor Piping			\$30,000			
	Boiler Tube Replacement			\$0			
	Pump Refurb/Zone Control			\$10,000			
	Utility Monitoring System			\$10,000			
	Electric: Exterior Security Lighting			\$30,000			
	Kitchen Mod (Minor)			\$0			
	Boiler Installation			\$0			
	Plastering Working Items			\$0			
	Fire Alarm System Upgrade			\$20,000			
	Dwelling Structure & Units	1460					
	ADA Compliance			\$20,000			
	Tuck pointing/Brickwork Repair			\$25,000			
	Apt / Vacancy Refurb			\$80,000			

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT CFPP (Yes/No): Replacement Housing Factor Grant No:		2011				
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		
AMMP 003				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Booker T. Washington Apts & Annex	Operations Management Improvements	1406 1408		\$81,298 \$20,213				
	After School Program Staff			\$45,000				
	Off Duty Police							
	Site Improvement Utilities	1450		\$20,000				
	Underground Steam/Return			\$25,000				
	Site Improvements (REAC)			\$150,000				
	Sewer Live Replacement			\$25,000				
	Playground Equipment							
	Mechanical and Electrical:							
	Roof Repair / Tuckpointing			\$10,000				
	Facility Doors: Interior and Exterior			\$20,000				
	Facility Masonry Repairs			\$20,000				
	LBP & Mold Testing / Abatement			\$10,000				
	Boiler Tube Replacement			\$15,000				
	Interior Steam & Return Line			\$80,000				
	Electric: Exterior Security & Lighting			\$22,000				
	Fire Alarm System Upgrade			\$15,000				
	Utility Monitoring System			\$37,000				
	Pump Ref / Zone Control			\$40,000				
	Heating / Boiler Refurbishing			\$15,000				
	Stair Repair / Replacement			\$0				
	Interior Sewer Cleaning			\$31,000				
				0	\$0			

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		Status of Work	
PHA Name:		Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT		2011			
Housing Authority of the City of Jersey City		CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²
AMPP003				Original	Revised ¹		
Booker T. Washington Apts & Annex	Site: Dwelling Structures & Units Plastering Work Items Electric: Upgrade / Rewire Apts Pipe Insulation Apt / Vacancy Refurb Stairwell	1460		\$0 \$30,000 \$20,000 \$80,000 \$20,000			
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000			
	Maintenance Equipment	1475		\$35,000			
	A/E Fees	1430		\$15,000			
	Physical Needs Assessment						
	Total, AMP 003			\$891,511			

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 II: Supporting Pages

PHA Name:	Grant Type and Number		Federal FFY of Grant:		Status of Work			
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT		2011					
	CEFP (Yes/No):							
	Replacement Housing Factor Grant No:							
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		
AMF 004				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Hudson Gardens	Operations	1406		\$59,618				
	Management Improvements	1408						
	After School Program Staff			\$15,511				
	Off Duty Police			\$15,816				
	Site Improvement Utilities	1450						
	Playground Equipment			\$30,000				
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			\$10,000				
	Facility Masonry Repair			\$10,000				
	Interior Steam & Return			\$15,000				
	Heating / Boiler Refurb			\$10,000				
	Pump Refurb / Zone Controls			\$10,000				
	LBP Abatement / Mildew Remediation			\$0				
	Electric: Exterior Security Lighting			\$10,000				
	Utility Monitoring System			\$10,000				
	Interior Sewer Cleaning			\$15,000				
	Roof Repair / Tuckpointing			\$20,000				
	Fire Alarm System Upgrade			\$10,000				
				\$				

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 II: Supporting Pages

PHA Name: **Grant Type and Number**
 Housing Authority of the City of Jersey City
 Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT
 GFPP (Yes/ No):
 Replacement Housing Factor Grant No:

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	
AMPP 005	Operations	1406		\$48,778				
Holland Gardens	Management Improvements	1408		\$16,170				
	After School Program Staff			\$23,234				
	Off Duty Police							
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			\$10,000				
	Interior Steam & Return			\$10,000				
	Interior Steam & Return			\$25,000				
	Electric: Exterior Security/ Lighting			\$20,000				
	Interior Sewer Cleaning			\$5,000				
	Facility Masonry Repairs			\$10,000				
	Roof Repair			\$15,000				
	Fire Alarm System Refurb			\$10,000				
	Pump Ref			\$10,000				

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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 II: Supporting Pages

PHA Name: **Grant Type and Number**
 Housing Authority of the City of Jersey City
 Capital Fund Program Grant No: NJ-39-P009-501-11 DRAT
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant:
2011

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	
AMP 005	Dwelling Structure & Units	1460						
	Pipe Insulation			\$20,000				
	Facility Doors			\$15,000				
	Apt / Vacancy Refurb			\$50,000				
	Dwelling Equipment: Ranges and Refrigerators	1465.1		\$10,000				
	Non Dwelling Structures: Office Equipment	1470		\$10,000				
	Maintenance Equipment	1475						
	Site Improvement	1450						
	Playground Equipment Repair			\$50,000				
	Sewerline Replacement			\$75,000				
	A/E Fees	1430		\$10,000				
	Physical Needs Assessment							
	Total, AMP 005			\$558,182				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: **Grant Type and Number**
 Housing Authority of the City of Jersey City
 Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT
 CFPP (Yes/ No):
 Replacement Housing Factor Grant No:

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	
AMMP 006	Operations	1406		\$113,817				
Montgomery Gardens	Management Improvements	1408		\$16,170				
	After School Program Staff			\$80,000				
	Off Duty Police							
	Site Improvements & Utilities	1450						
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			\$0				
	Elevator Controls			\$50,000				
	Pump Refurb / Zone Control			\$25,000				
	Boiler Tube Replacement			\$25,000				
	Electric: Exterior Security Lighting			\$20,000				
	Utility Monitoring System			\$15,000				
	Fire Alarm System Upgrade			\$20,000				

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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 II: Supporting Pages

PHA Name:	Grant Type and Number		Development Account No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT	CFPP (Yes/No):	Replacement Housing Factor Grant No:			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories									
AMMP 008										
Curries Woods	Operations		1406			\$75,878				
	Management Improvements		1408							
	Off Duty Police & Security Monitors					\$82,479				
	Site Improvements & Utilities		1450							
	New Guard Rail					\$5,000				
	Dwelling Structures		1460							
	Apt / Vacancy Refurb					\$15,000				
	Painting Halls/Stairs					\$25,000				
	New ADA Entrance Doors					\$75,000				
	Plastering Work Items					\$10,000				
	Floors Refurbished					\$200,000				
	Dwelling Equipment:		1465.1							
	Ranges and Refrigerators					\$5,000				
	A/E Fees		1730							
	Physical Needs Assessment					\$10,000				
	Maintenance Equipment		1475							
	Total, AMMP 008					\$503,376				

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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 II: Supporting Pages

PHA Name:	Grant Type and Number		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
	CFPP (Yes/ No):		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
	Replacement Housing Factor Grant No:		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²			Status of Work	
AMMP 009	Operations	1406		\$92,137							
Berry Gardens	Management Improvements										
I, II, III & IV	Off Duty Police			\$15,836							
	Mechanical and Electrical:	1460									
	Utility Monitoring System			\$5,000							
	Plastering Work Items			\$25,000							
	Facility Masonry Repair			\$25,000							
	Electric: Exterior Security Lighting			\$25,000							
	Interior Sewer Cleaning			\$8,000							
	Pump Refurb / Zone Control			\$18,000							
	Compactor System Refurbishment			\$10,000							
	Fire Alarm System Upgrade			\$10,000							
	Roof Repair			\$20,000							
	Elevator Repairs			\$25,000							
	Hot Water Heater Repair			\$225,000							

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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 II: Supporting Pages

PHA Name: **Thomas J. Stewart Apts**
 Housing Authority of the City of Jersey City

Grant Type and Number
 Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT
 GFPP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant:
2011

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	
Thomas J. Stewart Apts	Operations	1406		\$10,839				
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			\$5,000				
	Facility Masonry Repair			\$5,000				
	Compactor Repair			\$10,000				
	Elevator Shaft & Control Room Wiring			\$10,000				
	Roof Repair			\$5,000				
	Dwelling Structures & Units	1460						
	Plastering Work Items			\$10,000				
	Apt / Vacancy Refurb			\$0				
	Tuckpointing (REAC)			\$50,000				
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			\$10,000				
	Non Dwelling Structures	1470						
	Replace Handicap Door			\$20,000				
	Site Improvement	1450						
	Exterior Structure			\$15,000				
	A/E Fees	1430						
	Physical Needs Assessment			\$5,000				
	Total, AMP 016			\$148,839				

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 City of Jersey City

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
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	7/14/2013		7/14/2015		
Debt Service	7/14/2013		7/14/2015		
AMP 002, Marion Gardens	7/14/2013		7/14/2015		
AMP 003, Booker T. Washington	7/14/2013		7/14/2015		
AMP 004, Hudson Gardens	7/14/2013		7/14/2015		
AMP 005, Holland Gardens	7/14/2013		7/14/2015		
AMP 006, Montgomery Gardens	7/14/2013		7/14/2015		
AMP 007, A. Harry Moore Apts.	7/14/2013		7/14/2015		
AMP 008, Curries Woods	9/14/2012		7/14/2015		
AMP 009, Berry Gardens, I-IV	7/14/2013		7/14/2015		
AMP 016, Thomas J. Stewart Apts	7/14/2013		7/14/2015		

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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012

Part I: Summary						
PHA Name/Number Jersey City HA NJ 009			Locality (Jersey City/Hudson/NJ)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	13,583,000	8,978,000	4,950,500	4,522,800
C.	Management Improvements		707,550	707,550	707,550	707,550
D.	PHA-Wide Non-dwelling Structures and Equipment		1,840,00	0	0	0
E.	Administration		541,985	541,985	541,985	541,985
F.	Other: Relocation Costs		50,0000	50,000	50,000	50,000
G.	Operations		1,083,971	1,083,971	1,083,971	1,083,971
H.	Demolition		0	0	0	0
I.	Development		15,000,000	16,000,000	15,000,000	10,000,000
J.	Capital Fund Financing – Debt Service		802,034	798,778	799,541	800,539
K.	Total CFP Funds		32,218,540	28,160,284	23,133,547	17,706,845
L.	Total Non-CFP Funds					
M.	Grand Total		32,218,540	28,160,284	23,133,547	17,706,845

Part I: Summary (Continuation)						
PHA Name/Number Jersey City HA NJ009			Locality (Jersey City/Hudson/NJ)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	AMP 001 Lafayette Gardens	Annual Statement	5,000,000	5,000,000	5,000,000	0
	AMP 002 Marion Gardens		2,780,000	1,580,000	575,000	832,500
	AMP 003 Booker T Washington		1,690,000	2,520,000	1,495,000	624,500
	AMP 004 Hudson Gardens		355,000	385,000	330,000	363,000
	AMP 005 Holland Gardens		2,116,000	450,000	370,000	445,500
	AMP 006 Montgomery Gardens		5,460,000	5,305,000	5,435,500	5,435,500
	AMP 007 A Harry Moore		5,000,000	6,000,000	5,000,000	5,000,000
	AMP 008 Currie Woods		650,000	100,000	195,000	214,500
	AMP 009 Berry Gardens		4,996,000	3,448,000	1,455,000	1,500,500
	AMP 016 Thos Stewart		1,009,000	213,000	118,000	129,800
	AMP 010 Dwight Street		27,000	27,000	27,000	27,000
	PHA Wide		1,344,019	1,340,763	1,341,526	1,342,524
	AMP Wide		1,791,521	1,791,521	1,791,521	1,791,521
	TOTAL CFP Funds		32,218,540	28,160,284	23,133,547	17,706,845

Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 2 FY 2012			Work Statement for Year 3 FY 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000002 Marion Gardens</u>			<u>AMP NJ0090000002 Marion Gardens</u>		
	Site Improvements/Utilities Underground Utility: Steam/Return Increase On Site Police Replace Stair Treads Fence Repairs Playground Equipment Sidewalk Repair New Office Furniture Upgrade Slop Sink Rooms Install 10 Security Cameras around building Skilled Trades Roof Repair Vacancy/Apt. Refurbishment Plastering Work Items Facility Masonry Repair Apartment Painting (Seniors) This item to be removed due to new boiler installation Pump Refurb./Zone Control Interior Sewer Cleaning Hot Water Sys./Convactor Piping Utility Monitoring System Electric: Exterior Security Lighting Fire Alarm System Upgrade Dwelling Structures Kitchen Modernization Tuck pointing/Brick Repair Boiler Installation Bldg. Entrance Sec'y & Intercom System (1 entrance) Dwelling Equipment Ranges & Refrigerators Maintenance Equipment		\$75,000 \$0 \$40,000 \$15,000 \$25,000 \$50,000 \$10,000 \$15,000 \$50,000 \$20,000 \$80,000 \$30,000 \$20,000 \$30,000 \$0 \$20,000 \$15,000 \$30,000 \$10,000 \$30,000 \$20,000 \$75,000 \$25,000 \$2,000,000 \$50,000 \$10,000 \$35,000		Site Improvements/Utilities Underground Utility: Steam/Return Replace Stair Treads Fence Repairs Playground Equipment Upgrade Slop Sink Rooms New Office Furniture Install 10 Security Cameras around building Sidewalk Replacement Increase On Site Police Skilled Trades Roof Repair Vacancy/Apt. Refurbishment Plastering Work Items Facility Masonry Repair Apartment Painting (Seniors) Boiler Upgrade/Tube Replacement Pump Refurb./Zone Control Interior Sewer Cleaning Hot Water Sys./Convactor Piping Utility Monitoring System Electric: Exterior Security Lighting Fire Alarm System Upgrade Dwelling Structures Geothermal Work Items Tuck pointing/Brick Repair Pipe Insulation/Cathodic Protection Paint Halls/Stairwells Dwelling Equipment Ranges & Refrigerators Maintenance Equipment	
	Subtotal of Estimated Cost, Marion Gardens, Year 2			Subtotal of Estimated Cost, Marion Gardens, Year 3		
			\$2,780,000			\$1,580,000

form HUD-50075.2 (4/2008)

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015		
	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	<u>AMP NJ0090000002 Marion Gardens</u>			<u>AMP NJ0090000002 Marion Gardens</u>	
	Site Improvements/Utilities			Site Improvements/Utilities		
	Underground Utility: Steam/Return		\$65,000	Underground Utility: Steam/Return		\$71,500
	Replace Stair Treads		\$40,000	Replace Stair Treads		\$44,000
	Fence Repairs		\$15,000	Fence Repairs		\$16,500
	Playground Equipment			Playground Equipment		\$200,000
	Upgrade Slop Sink Rooms			Upgrade Slop Sink Rooms		
Annual	Install 10 Security Cameras around building		\$40,000	Install 10 Security Cameras around building		\$44,000
	Sidewalk Replacement		\$30,000	Sidewalk Replacement		\$33,000
	Increase On Site Police			Increase On Site Police		\$0
Statement	Skilled Trades			Skilled Trades		
	Mold/Mildew Remediation		\$10,000	Mold/Mildew Remediation		\$11,000
	Facility Masonry Repairs		\$20,000	Facility Masonry Repairs		\$22,000
	Roof Repair		\$25,000	Roof Repair		\$27,500
	Vacancy/Apt. Refurbishment		\$90,000	Vacancy/Apt. Refurbishment		\$99,000
	Plastering Work Items		\$30,000	Plastering Work Items		\$33,000
	Interior Sewer Cleaning		\$25,000	Interior Sewer Cleaning		\$27,500
	Hot Water Sys./Convactor Piping		\$10,000	Hot Water Sys./Convactor Piping		\$11,000
	Utility Monitoring System		\$15,000	Utility Monitoring System		\$16,500
	Electric: Exterior Security Lighting		\$25,000	Electric: Exterior Security Lighting		\$27,500
	Fire Alarm System Upgrade		\$20,000	Fire Alarm System Upgrade		\$22,000
	Dwelling Structures			Dwelling Structures		
	Paint Halls/Stairwells		\$20,000	Paint Halls/Stairwells		\$22,000
	Tuck pointing/Brick Repair		\$25,000	Tuck pointing/Brick Repair		\$27,500
	Pipe Insulation/Cathodic Protection		\$25,000	Pipe Insulation/Cathodic Protection		\$27,500
	Dwelling & Maintenance Equipment			Dwelling & Maintenance Equipment		
	Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$11,000
	Maintenance Equipment		\$35,000	Maintenance Equipment		\$38,500
	Subtotal of Estimated Cost, Marion Gardens, Year 4		\$575,000	Subtotal of Estimated Cost, Marion Gardens, Year 5		\$832,500

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>AMP NJ0090000003 Booker T Washington</u>			<u>AMP NJ0090000003 Booker T Washington</u>			
See Annual Statement	Site Improvements/Utilities Underground Utility: Steam/Return			Site Improvements/Utilities Underground Utility: Steam/Return		\$0	
	Replace Stair Treads/Hall Tiles		\$50,000	Replace Stair Treads/Hall Tiles		\$55,000	
	Sidewalk Repair		\$25,000	Sidewalk Repair		\$27,500	
	Skilled Trades			Skilled Trades			
	Roof Repair/Tuck pointing		\$40,000	Roof Repair/Tuck pointing		\$44,000	
	Facility Doors: Interior & Exterior		\$20,000	Facility Doors: Interior & Exterior		\$22,000	
	Vacancy/Apt. Refurbishment		\$120,000	Vacancy/Apt. Refurbishment		\$132,000	
	Painting Halls/Stairs		\$25,000	Painting Halls/Stairs		\$27,500	
	Plastering Work Items		\$25,000	Plastering Work Items		\$27,500	
	Facility Masonry Repair		\$20,000	Facility Masonry Repair		\$22,000	
	LBP Abatement & Mold/Mildew Remediation		\$60,000	LBP Abatement & Mold/Mildew Remediation		\$66,000	
	Boiler Upgrade/Tube Replacement		\$10,000	Boiler Upgrade/Tube Replacement		\$11,000	
	Heating/Boiler Refurbishing		\$10,000	Heating/Boiler Refurbishing		\$11,000	
	Pump Refurb./Zone Control		\$10,000	Pump Refurb./Zone Control		\$11,000	
	Interior Steam & Return Line		\$40,000	Interior Steam & Return Line		\$44,000	
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$16,500	
	Sewer pipe line replacement for buildings 2 and 3			Sewer pipe line replacement for buildings 2 and 3			
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$11,000	
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$22,000	
	Fence Painting		\$10,000	Fence Painting		\$11,000	
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$11,000	
	Dwelling Structures			Dwelling Structures			
	Boiler Replacement and Decentralization		\$950,000	Boiler Equipment		\$25,000	
	Pipe Insulation		\$10,000	Pipe Insulation		\$11,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$15,000	Ranges & Refrigerators		\$16,500	
	Maintenance Equipment			Maintenance Equipment			
Maintenance Equipment		\$0	Maintenance Equipment		\$0		
Subtotal of Estimated Cost, Booker T. Washington, Year 4			\$1,495,000	Subtotal of Estimated Cost, Booker T. Washington, Year 5			\$624,500

Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015		
	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	<u>AMP NJ0090000004 Hudson Gardens</u>			<u>AMP NJ0090000004 Hudson Gardens</u>	
Annual	Site Improvements			Site Improvements		
	Paint stair case walls		\$20,000	Paint stair case walls		\$22,000
	Sidewalks		\$20,000	Sidewalks		\$22,000
	Replace staircase Windows		\$25,000	Replace staircase Windows		\$27,500
	Access Control System		\$25,000	Access Control System		\$27,500
Statement	Skilled Trades			Skilled Trades		
	Roof Repair		\$20,000	Roof Repair		\$22,000
	Facility Doors: Interior & Exterior		\$10,000	Facility Doors: Interior & Exterior		\$11,000
	Vacancy/Apt. Refurbishment		\$30,000	Vacancy/Apt. Refurbishment		\$33,000
	Plastering Work Items		\$10,000	Plastering Work Items		\$11,000
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$11,000
	LBP Abatement & Mold/Mildew Remediation		\$70,000	LBP Abatement & Mold/Mildew Remediation		\$77,000
	Interior Sewer Cleaning		\$15,000	Interior Sewer Cleaning		\$16,500
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$11,000
	Electric: Exterior Security Lighting		\$15,000	Electric: Exterior Security Lighting		\$16,500
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$11,000
	Boiler Equipment		\$10,000	Boiler Equipment		\$11,000
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$11,000
	Dwelling Structures			Dwelling Structures		
	Pipe Insulation		\$10,000	Pipe Insulation		\$11,000
	Stairway Tiling		\$10,000	Stairway Tiling		\$11,000
	Subtotal of Estimated Cost, Hudson Gardens, Year 4		\$330,000	Subtotal of Estimated Cost, Hudson Gardens, Year 5		\$363,000

form HUD-50075.2 (4/2008)

Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	See Annual Statement	<u><i>AMP NJ0090000005 Holland Gardens</i></u> Site Improvements Replace Stair Treads/Hall Tiles \$25,000 Paint stair case walls \$35,000 Replace staircase Windows \$75,000 Repair Underground Sewer Line \$25,000 Skilled Trades Roof Repair \$10,000 Facility Doors: Interior & Exterior \$5,000 Vacancy/Apt. Refurbishment \$70,000 LBPAbatement & Mold/Mildew Remediation \$50,000 Plastering Work Items \$10,000 Facility Masonry Repair \$5,000 Heating/Boiler Refurbishing \$10,000 Pump Refurb/Zone Control \$5,000 Interior Steam & Return Line Interior Sewer Cleaning \$5,000 Utility Monitoring System \$10,000 Electric: Exterior Security Lighting \$20,000 Fire Alarm System Upgrade \$15,000 Dwelling Structures Dwelling Equipment Ranges & Refrigerators \$20,000 Maintenance Equipment Maintenance Equipment \$10,000			<u><i>AMP NJ0090000005 Holland Gardens</i></u> Site Improvements Replace Stair Treads/Hall Tiles \$27,500 Paint stair case walls \$38,500 Replace staircase Windows \$82,500 Repair Underground Sewer Line \$27,500 Skilled Trades Roof Repair \$11,000 Facility Doors: Interior & Exterior \$5,500 Vacancy/Apt. Refurbishment \$77,000 LBPAbatement & Mold/Mildew Remediation \$55,000 Plastering Work Items \$11,000 Facility Masonry Repair \$5,500 Heating/Boiler Refurbishing \$11,000 Pump Refurb/Zone Control \$5,500 Interior Steam & Return Line Interior Sewer Cleaning \$5,500 Utility Monitoring System \$11,000 Electric: Exterior Security Lighting \$22,000 Fire Alarm System Upgrade \$16,500 Dwelling Structures Dwelling Equipment Ranges & Refrigerators \$22,000 Maintenance Equipment Maintenance Equipment \$11,000		
	Subtotal of Estimated Cost, Holland Gardens, Year 4		\$405,000	Subtotal of Estimated Cost, Holland Gardens, Year 5		\$445,500	

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Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ 0090000006 Montgomery Gardens</u>			<u>AMP NJ 0090000006 Montgomery Gardens</u>		
	Site Improvements Vacancy/Apt. Refurbishment for Buildings 2 & 6 Increased Police Detail Skilled Trades Roof Repair Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Painting: Halls/Stairs Plastering Work Items LBP Abatement & Mold/Mildew Remediation Elevator: Shaft & Cont. Rm Wiring Interior Sewer Cleaning Facility Masonry Repairs Interior Steam & Return Line Utility Monitoring System Electric: Exterior Security Lighting Fire Alarm System Upgrade Compactor System Dwelling Structures Pipe Insulation Replacement Housing Units (Phase II) Dwelling Equipment Ranges & Refrigerators Maintenance Equipment Relocation Costs		\$150,000 \$500 \$15,000 \$50,000 \$0 \$10,000 \$20,000 \$20,000 \$10,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$10,000 \$0 \$5,000,000 \$50,000	Site Improvements Vacancy/Apt. Refurbishment for Buildings 2 & 6 Increased Police Detail Skilled Trades Roof Repair Facility Doors: Interior & Exterior Vacancy/Apt. Refurbishment Painting: Halls/Stairs Plastering Work Items LBP Abatement & Mold/Mildew Remediation Elevator: Shaft & Cont. Rm Wiring Interior Sewer Cleaning Facility Masonry Repairs Interior Steam & Return Line Utility Monitoring System Electric: Exterior Security Lighting Fire Alarm System Upgrade Compactor System Dwelling Structures Pipe Insulation Replacement Housing Units (Phase II) Dwelling Equipment Ranges & Refrigerators Maintenance Equipment Relocation Costs		\$150,000 \$500 \$15,000 \$50,000 \$0 \$10,000 \$20,000 \$20,000 \$10,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$20,000 \$10,000 \$0 \$5,000,000 \$50,000
	Subtotal of Estimated Cost, Montgomery Gardens, Year 4		\$5,435,500	Subtotal of Estimated Cost, Montgomery Gardens, Year 5		\$5,435,500

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Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 2 FY 2012			Work Statement for Year 3 FY 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000007, A. Harry Moore</u>			<u>AMP NJ0090000007, A. Harry Moore</u>		
	Site Improvements			Site Improvements		
	Skilled Trades			Skilled Trades		
	Dwelling Structures Replacement Housing Units (Phase III)		\$5,000,000	Dwelling Structures Replacement Housing Units (Phase III) Replacement Housing Units (Phase IV)		\$5,000,000 \$1,000,000
	Demolition			Demolition		
	Dwelling Equipment			Dwelling Equipment		
	Subtotal of Estimated Cost, A. Harry Moore, Year 2		\$5,000,000	Subtotal of Estimated Cost, A. Harry Moore, Year 3		\$6,000,000

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Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000007, A. Harry Moore</u>			<u>AMP NJ0090000007, A. Harry Moore</u>		
	Skilled Trades			Skilled Trades		
	Dwelling Structures Replacement Housing Units (Phase III)		\$5,000,000	Dwelling Structures Replacement Housing Units (Phase III)		\$5,000,000
	Demolition					
	Dwelling Equipment			Dwelling Equipment		
	Subtotal of Estimated Cost, A. Harry Moore, Year 4		\$5,000,000	Subtotal of Estimated Cost, A. Harry Moore, Year 5		\$5,000,000

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Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 2 FY 2012			Work Statement for Year 3 FY 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>			<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>		
	Site Improvements			Site Improvements		
	New Building Signage		\$5,000	Replace entrance and roof doors at 72 & 82		\$50,000
	Public Address System		\$25,000	Replacement of Door closures at staircase 72 & 82		\$25,000
	Upgrade heating system in apartments		\$100,000			
	Repair Parking Gate Operators		\$10,000			
	Elevator Rehab(Energy efficiency)		\$100,000	Skilled Trades		
	Replacement of Exterior Benches		\$15,000	Roof Repair		\$10,000
	Skilled Trades			Painting Halls/Stairs		\$15,000
	Roof Repair		\$20,000	Plastering Work Items		\$10,000
	Vacancy/Apt. Refurbishment		\$30,000	Facility Masonry Repair		\$10,000
	Painting Halls/Stairs		\$15,000	Apt Painting		\$25,000
	Plastering Work Items		\$25,000	Elevator Shaft & Cont. Rm Wiring		\$25,000
	Facility Masonry Repair		\$25,000	Pump Refurb/Zone Control		\$10,000
	Apartment Painting		\$30,000	Interior Steam & Return Line		\$10,000
	Elevator Shaft & Cont. Rm Wiring		\$25,000	Interior Sewer Cleaning		\$8,000
	Pump Refurb/Zone Control		\$18,000	Compactor System Refurb		\$10,000
	Interior Steam & Return Line		\$20,000	Utility Monitoring System		\$5,000
	Interior Sewer Cleaning		\$8,000	Electric: Exterior Security Lighting		\$15,000
	Compactor System Refurb		\$10,000	Fire Alarm System Upgrade		\$10,000
	Utility Monitoring System		\$5,000	Bathroom Mod (Minor)		\$25,000
	Electric: Exterior Security Lighting		\$25,000	Dwelling Structures		
	Fire Alarm System Upgrade		\$10,000	Pipe Insulation		\$10,000
	Non-Dwelling Structures			Fire Pump Refurbishment		\$15,000
	Handicapped Accessibilty Upgrades		\$1,340,000	Apt Window/Curtainwall Replacement (92 Danforth)		\$2,500,000
	Dwelling Structures					
Pipe Insulation		\$20,000				
Apt Window/Curtainwall Replacement (92 Danforth)		\$2,500,000				
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$15,000	Ranges & Refrigerators		\$10,000	
Elevator Replacement (199 Ocean)		\$500,000	Elevator Replacement (92 Ocean)		\$500,000	
Buidling Structural repair		\$100,000	Building Structural Repairs		\$100,000	
Subtotal of Estimated Cost, Berry Gardens, Year 2			\$4,996,000	Subtotal of Estimated Cost, Berry Gardens, Year 3		\$3,398,000

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Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015		
	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	<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>			<u>AMP NJ0090000009 Berry Gardens I,II,III & IV</u>		
	Site Improvements			Site Improvements		
Annual	Replace entrance and roof doors at 72 & 82		\$50,000	Replace entrance and roof doors at 72 & 82		\$55,000
	Replacement of Door closures at staircase 72 & 82		\$25,000	Replacement of Door closures at staircase 72 & 82		\$27,500
Statement	Skilled Trades			Skilled Trades		
	Roof Repair		\$10,000	Roof Repair		\$11,000
	Vacancy/Apt. Refurbishment		\$60,000	Vacancy/Apt. Refurbishment		\$66,000
	Painting Halls/Stairs		\$10,000	Painting Halls/Stairs		\$11,000
	Plastering Work Items		\$10,000	Plastering Work Items		\$11,000
	Facility Masonry Repair		\$10,000	Facility Masonry Repair		\$11,000
	Elevator Shaft & Cont. Rm Wiring		\$25,000	Elevator Shaft & Cont. Rm Wiring		\$27,500
	Pump Refurb/Zone Control		\$10,000	Pump Refurb/Zone Control		\$11,000
	Interior Steam & Return Line		\$10,000	Interior Steam & Return Line		\$11,000
	Interior Sewer Cleaning		\$10,000	Interior Sewer Cleaning		\$11,000
	Compactor System Refurb		\$15,000	Compactor System Refurb		\$16,500
	Utility Monitoring System		\$10,000	Utility Monitoring System		\$11,000
	Electric: Exterior Security Lighting		\$20,000	Electric: Exterior Security Lighting		\$22,000
	Fire Alarm System Upgrade		\$10,000	Fire Alarm System Upgrade		\$11,000
	Bathroom Mod (Minor)		\$30,000	Bathroom Mod (Minor)		\$33,000
	Dwelling Structures			Dwelling Structures		
	Pipe Insulation		\$10,000	Pipe Insulation		\$11,000
	Fire Pump Refurbishment		\$20,000	Fire Pump Refurbishment		\$22,000
	Ground Floor Restoration (72 & 82 Danforth)		\$750,000	Ground Floor Restoration (72 & 82 Danforth)		\$750,000
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$11,000
	Elevator Replacement (72 & 82 Danforth)		\$250,000	Elevator Replacement (72 & 82 Danforth)		\$250,000
	Building Structural Repairs		\$100,000	Building Structural Repairs		\$110,000
	Subtotal of Estimated Cost, Berry Gardens, Year 4			Subtotal of Estimated Cost, Berry Gardens, Year 5		
			\$1,455,000			\$1,500,500

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Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMPNJ0090000016, Thomas J. Stewart Apts.</u>			<u>AMPNJ0090000016, Thomas J. Stewart Apts.</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Replace Kitchen Cabinets		\$25,000	Replace Kitchen Cabinets		\$27,500
	New Furniture in common Areas		\$10,000	New Furniture in common Areas		\$11,000
	New Exterior Furniture		\$5,000	New Exterior Furniture		\$5,500
	Tuck Pointing per REAC inspections		\$5,000	Tuck Pointing per REAC inspections		\$5,500
	Skilled Trades			Skilled Trades		
	Roof Repair		\$5,000	Roof Repair		\$5,500
	Vacancy/Apt. Refurbishment		\$10,000	Vacancy/Apt. Refurbishment		\$11,000
	Painting Halls/Stairs		\$10,000	Lobby Stairs & Hallway		\$11,000
	Plastering Work Items		\$5,000	Plastering Work Items		\$5,500
	Facility Masonry Repair		\$5,000	Facility Masonry Repair		\$5,500
	Apartment Painting		\$10,000	Apartment Painting		\$11,000
	Elevator Shaft & Cont. Rm Wiring		\$10,000	Elevator Shaft & Cont. Rm Wiring		\$11,000
	Heating/Boiler Refurbishing		\$5,000	Heating/Boiler Refurbishing		\$5,500
	Compactor System Refurb		\$3,000	Compactor System Refurb		\$3,300
	Dwelling Structures					
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$11,000
	Subtotal of Estimated Cost, Thomas J. Stewart, Year 4			\$118,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 5	

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Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 2 FY 2012			Work Statement for Year 3 FY 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ009000010, Dwight Street Homes</u> Site Improvements Apartment Rehab		\$27,000	<u>AMP NJ009000010, Dwight Street Homes</u> Site Improvements Apartment Rehab		\$27,000
	<u>AMP NJ0090000001, Lafayette Gardens</u> Replacement Housing Units (Glenview)		\$5,000,000	<u>AMP NJ0090000001, Lafayette Gardens</u> Replacement Housing Units (Glenview II)		\$5,000,000
	<u>PHA-WIDE</u> Annual Debt Service		\$802,034	<u>PHA-WIDE</u> Annual Debt Service		\$798,778
	Administrative		\$541,985	Administrative		\$541,985
	<u>AMP-WIDE</u> Management Improvements		\$707,550	<u>AMP-WIDE</u> Management Improvements		\$707,550
	Operations		\$1,083,971	Operations		\$1,083,971
	Subtotal of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Year 2		\$8,162,540	Subtotal of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Year 3		\$8,159,284

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Capital Fund Program Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012**

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2011	Work Statement for Year 4 FY 2014			Work Statement for Year 5 FY 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>AMP NJ009000010, Dwight Street Homes</u> Site Improvements Apartment Rehab		\$27,000	<u>AMP NJ009000010, Dwight Street Homes</u> Site Improvements Apartment Rehab		\$27,000
	<u>AMP NJ0090000001, Lafayette Gardens</u> Replacement Housing Units (Glenview II)		\$5,000,000	<u>AMP NJ0090000001, Lafayette Gardens</u>		
	<u>PHA-WIDE</u> Annual Debt Service		\$799,541	<u>PHA-WIDE</u> Annual Debt Service		\$800,539
	Administrative		\$541,985	Administrative		\$541,985
	<u>AMP-WIDE</u> Management Improvements		\$ 707,550	<u>AMP-WIDE</u> Management Improvements		\$ 707,550
	Operations		\$ 1,083,971	Operations		\$ 1,083,971
	Subtotal of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Year 4			\$8,160,047	Subtotal of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Year 5	
				\$3,161,045		

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Part II: Supporting Pages-Work Activities

	General Facilities R&M			General Facilities R&M	
	Consider Energy Supply Company			Exhaust system for Bathrooms in all buildings to control mildew	
	Motion sensors for Lighting Systems			ADA/Section 504 compliance all buildings	
	CCTV/Access control all buildings/ centralized system			Bed bug management	
	Increased Security/Paid Detail			New office equipment	
	Apartment modernization plan for existing units IE:			Fire Safety System code compliance IE:	
	Kitchen Upgrades/Bathroom Upgrades/New Entrance Doors			Fire extinguishers/ Panic Device/ signage/ doors/ etc	
	Vacuum pump and Condensate pump all buildings			Pave Parking Areas	
	Holland gardens zone control valves			Repair or Replace Parking gates or Access control	
	Upgrade slave and master panels for all buildings			Playground Replacements	
	Sprinkler basement this year 199/92 Berry Gardens			Lead/ACM Abatement or Encapsulation	
	(5 year goal for entire building) Fully sprinkler 199/92 Berry Garden			Improve Community Rooms (all sites)	
	Maine Building Heating control valves and thermostats for 400			Elevator Upgrades: Montgomery Gardens/Curries Woods	
	Montgomery Gardens Tenant relocation plan to include vacating buildings. This will also avoid sprinkler systems install/Security			Berry Gardens/Thomas J. Stewart and 254 Bergen	

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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: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950104 Date of CFFP:	FFY of Grant 2004 FFY of Grant Approval: 2004
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/ Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
		Original	Revised ²	
1	Total non-CFF 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			
10	1460 Dwelling Structures	2,816,791	2,816,791	2,816,791
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

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

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

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

Part I: Summary		FFY of Grant: 2004	
PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ99R00950104	FFY of Grant Approval: 2004	
Date of CEFP:			

<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Original
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expanded
19	1502 Contingency (may not exceed 5% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,816,791	2,816,791
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		Date	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.

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

PBA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950106 Date of CFPP:	FY of Grant 2006 FFY of Grant Approval: 2006
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	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	1430 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonseparable					
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		831,577	831,577	831,577	831,577

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		FFY of Grant: 2006	
PHA Name: Jersey City Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: NIS9R00950106 Date of CFFP:	FFY of Grant Approval: 2006	

<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Revised ²
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	Obligated	Expanded
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	831,577	831,577
21	Amount of line 20 Related to IBP 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		Date	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.

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

BEA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NIS9R00950107	FFY of Grant 2007 FFY of Grant Approval: 2007
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	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				
10		1460 Dwelling Structures	145,494	145,494	145,494	145,494
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.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2007	
PHA Name: Jersey City Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950107 Date of CFFP:	FFY of Grant Approval: 2007	

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)	145,494	145,494	145,494	145,494
21	Amount of line 20 Related to LBR 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		Date	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.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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 Office of Public and Indian Housing
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Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ59R00990207	FY of Grant 2007 FY of Grant Approval 2007
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies Date of CFFP:	Revised Annual Statement (revision no:) <input type="checkbox"/> Revised Annual Statement and Evaluation Report <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹
			Original	Total Estimated Cost Revised ²	
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				
10	1460 Dwelling Structures		732,113	732,113	732,113
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.

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Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: N39R00950207 Date of CFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
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<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
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)	732,113	732,113
21	Amount of line 20 Related to LRF 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		Date	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.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		Grant Type and Number	
PHA Name: Jersey City Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950108	
		Date of CFFP:	
		FFY of Grant 2008 RFY of Grant Approval 2008	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Summary by Development Account		Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
		Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
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						
10	1460 Dwelling Structures			158,154	158,154	158,154	0
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

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Part I: Summary		FFY of Grant: 2008	
PHA Name: Jersey City Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950108 Date of CFP:	FFY of Grant Approval: 2008	

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 3% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	158,154	158,154	158,154	0
21	Amount of line 20 Related to LBR 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		Date	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.

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Part I: Summary		FFY of Grant 2008	
PHFA Name: Jersey City Housing Authority	Grant Type and Number	FFY of Grant Approval: 2008	
	Capital Fund Program Grant No:		
	Replacement Housing Factor Grant No: NJ39R00950208		
	Date of CFFP:		

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement (revision no:) <input type="checkbox"/> Revised Annual Statement and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFF 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				
10	1460 Dwelling Structures		713,501	713,501	76,323
11	1465.1 Dwelling Equipment—Nonoperable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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Part I: Summary		FFY of Grant: 2008
PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950208 Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	
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)	713,501	713,501	76,323
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 _____ Date _____ Signature of Public Housing Director _____ Date _____

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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.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary

PHA Name: Housing Authority of the City of Jersey	Grant Type and Number Capital Fund Program Grant No: NJ39E00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant 2009 FFY of Grant Approval 2009
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10 Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies Date of CFFP:	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
			Original	Revised ²	
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)		20,000	20,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		15,000	15,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		200,000	200,000	0
11	1465.1 Dwelling Equipment—Nonseparable				
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.

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Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39E00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	

<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Revised ²
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Obligated
19	1502 Contingency (may not exceed 8% of line 20)	15,000	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	250,000	0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	50,000	0
24	Amount of line 20 Related to Security - Hard Costs	200,000	0
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Date	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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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PHA Name: Housing Authority of the City of Jersey City		Grant Type and Number Capital Fund Program Grant No: CAPITAL FUND LEVERAGING PROGRAM Replacement Housing Factor Grant No:		FFY of Grant: 2007 FFY of Grant Approval: 2007
Date of CFFP: 8/15/07				

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	<input type="checkbox"/> Reserve for Disasters/Emergencies	Total non-CFP Funds				
2	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	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	1,288,637	934,676	934,676	747,682
8		1440 Site Acquisition				
9		1450 Site Improvement	719,768	256,398	256,398	210,480
10		1460 Dwelling Structures	7,941,595	8,808,926	8,808,926	6,777,468
11		1465.1 Dwelling Equipment—Nonpendable				
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.

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U.S. Department of Housing and Urban Development
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Part I: Summary		FY of Grant: 2007	
PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: CAPITAL FUND LEVERAGING PROGRAM Replacement Housing Factor Grant No: Date of CFHP: 8/15/2007	FY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 9/30/10 Revised Annual Statement (revision no:)
 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)	50,000	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	10,000,000	10,000,000	10,000,000	7,735,630
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		Date	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 CFHP Grants for operations.
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: CFFP						
		CFFP (Yes/No): YES						
		Replacement Housing Factor Grant No:						
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	
AMMP002 Marion Gardens	A/E:Apartment Windows Apartment Windows	1430 1460	8 bldgs 8 bldgs	240,000 2,038,500	31,201 2,247,299	31,201 2,247,299	25,779 1,647,731	
AMMP003 Booker T Washington Apts	A/E: Apartment Windows Apartment Windows	1430 1460	6 bldgs 6 bldgs	180,000 1,531,200	42,602 1,590,429	42,602 1,590,429	36,646 1,374,172	
AMMP003 BTW Annex	A/E: Apartment Windows Apartment Windows	1430 1460	1 bldg 1 bldg	30,000 252,000	1,649 276,500	1,649 276,500	1,649 0	
AMMP003 BTW Apts	Complete Topographic Survey	1430	1 survey	45,000	13,520	13,520	13,520	Complete
AMMP003 BTW Annex	Complete Topographic Survey	1430	1 survey	15,000	10,500	10,500	10,500	Complete
	Underground Steam & Return	1450	2 bldgs	283,500	0	0	0	
	A/E:Heating & Hot Water System	1430	2 Bldgs	0	18,921	18,921	8,983	
	Apt Window Replacement	1460	2 Bldgs	0	650,851	650,851	492,023	
AMMP004 Hudson Gardens	A/E:Boiler Replacement Boiler Replacement	1430 1460	6 Bldgs 6 Bldgs	0 1,600,800	43,303 1,600,800	43,303 1,600,800	40,445 1,013,428	
	Hot Water Tank Replacement	1460	1 Tank	130,700	85,994	85,994	85,994	Complete
AMMP005 Holland Gardens	A/E: Replacement of Boiler Tubes & Tube Sheets	1430	1 Boiler Room	15,000	0	0	0	
	Replacement of Boiler Tubes & Sheets	1460	1 Boiler	126,000	68,815	68,815	57,346	Complete
	Hot Water Tank Replacement	1460	1 Tank	130,700	75,743	75,743	75,743	Complete
PHA Wide	Contingency	1502		50,000	0	0	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

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007		Status of Work		
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: CFFP						
		CFFP (Yes/No): YES						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
AMP006 Montgomery Gardens	A/E: Oil Tank Replacement	1430	1 Tank	18,000	8,001	8,001	5,687	
	Oil Tank Replacement	1450	1 Tank	152,768	256,398	256,398	210,480	
	Roof Replacement	1460	6 Bldgs	993,900	0	0	0	
	Underground Steam & Return	1450	2 Bldgs	283,500	0	0	0	
AMP009 Berry Gardens	A/E: Roof Replacement	1430	2 Bldgs	0	9,618	9,618	9,618	
	Roof Replacement	1460	2 Bldgs	309,495	396,000	396,000	368,500	Complete
	Complete Kitchen Modernization	1460	2 Bldgs	2,429,100	0	0	0	
	Elevator Smoke Barriers	1460	2 Bldgs	0	156,720	156,720	156,720	Complete
	Sealing of Vertical Openings	1460	2 Bldgs	0	96,000	96,000	68,400	
	Energy Management System Upgrade	1460	2 Bldgs	0	83,545	83,545	56,691	
	Bathroom Mod	1460	2 Bldgs	0	481,560	481,560	434,767	Complete
	A/E: Window Replacement	1430	2 Bldgs	0	9,724	9,724	9,724	Complete
	Apartment Window Replacement	1460	2 Bldgs	0	673,200	673,200	631,784	Complete
AMP016 TJ Stewart	Bathroom Mod	1460	2 Units	0	325,470	325,470	314,169	Complete
JCHA Wide	Financing Costs	1430		555,766	548,860	548,860	548,860	Complete
	In-House Inspection	1430		189,871	196,777	196,777	36,271	

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

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Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Housing Authority of the City of Jersey City

Federal FY of Grant 2007

Reasons for Revised Target Dates ¹

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 002 Marion Gardens	8/15/2009	7/01/2009	8/15/2011		
AMP 003 Booker T Washington	8/15/2009	7/01/2009	8/15/2011		
AMP 004 Hudson Gardens	8/15/2009	7/01/2009	8/15/2011		
AMP 005 Holland Gardens	8/15/2009	7/01/2009	8/15/2011		
AMP 008 Currie Woods	8/15/2009	7/01/2009	8/15/2011		
AMP 009 Berry Gardens	8/15/2009	7/01/2009	8/15/2011		
AMP 016 Thomas Stewart	8/15/2009	7/01/2009	8/15/2011		
PHA Wide	8/15/2009	7/01/2009	8/15/2011		

¹ Obligation and expenditure end dated can only be revised with HUD approved pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

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Part I: Summary PHA Name: Jersey City Housing Authority 400 U.S. Highway #1 Jersey City, NJ 07306		Grant Type and Number Capital Fund Program Grant No: NI00900000509R Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10 Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Revised Annual Statement (revision no.1) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹
			Original	Revised ²	
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)	133,570	133,570	133,570	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	214,306	214,306	214,306	152,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,022,450	1,121,390	1,121,390	0
11	1465.1 Dwelling Equipment—Nonexpandable				
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		FFY of Grant: 2009	
PHA Name: Jersey City Housing Authority 400 U.S. Highway #1 Jersey City NJ 07306		Capital Fund Program Grant No: NU00900000509R Replacement Housing Factor Grant No: Date of CFFP: #1	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost:
		Original	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)	98,940	0
20	Amount of Annual Grants: (sum of lines 2 - 19)	1,469,266	152,000
21	Amount of line 20 Related to IEP 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	1,469,266	152,000
Signature of Executive Director		Date	Signature of Public Housing Director
			Date

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Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Jersey City		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: NJ99S00950109			
Replacement Housing Factor Grant No: Date of CEFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/10 Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no:)				
			Original	Revised ¹			
			Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ²						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)			425,197		425,197	130,027
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures			3,340,000		3,340,000	1,843,530
11	1465 1 Dwelling Equipment - Non-expendable						
12	1470 Non-dwelling Structures			1,105,000		1,105,000	355,038
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration			3,000,000		3,000,000	3,000,000
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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Part I: Summary		FFY of Grant: 2009
PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ99S00950109 Replacement Housing Factor Grant No: Date of CFFP:	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: 9/30/10 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹	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)	7,870,197		7,870,197	5,328,595	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities		1,105,000		1,105,000	355,038
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		Date	Signature of Public Housing Director		Date	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ39S0095019						
		CFPP (Yes/No): NO						
		Replacement Housing Factor Grant No:						
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	
AMP002 Marion Gardens	Apartment Rehab (FA)	1460	48 units	538,000		538,000	595,883	
	Apartment Painting (Seniors) (FA)	1460	36 units	36,000		36,000	0	
AMP003 Booker T Washington Apts	Apartment Rehab (FA)	1460	51 units	511,000		511,000	582,863	
	Apartment Painting (Seniors) (FA)	1460	58 units	58,000		58,000	0	
AMP004 Hudson Gardens	Apartment Rehab (FA)	1460	37 units	376,000		376,000	14,560	
	Apartment Painting (Seniors) (FA)	1460	68 units	68,000		68,000	55,376	
AMP005 Holland Gardens	Apartment Rehab (FA)	1460	27 units	269,000		269,000	48,544	
	Apartment Painting (Seniors) (FA)	1460	32 units	32,000		32,000	0	
AMP007 A Harry Moore Apts	Demolition	1485	3 Bldgs	3,000,000		3,000,000	3,000,000	
AMP008 Currie Woods	Apartment Rehab (FA)	1460	29 units	296,000		296,000	210,155	
	Apartment Painting (Seniors) (FA)	1460	85 units	85,000		85,000	51,752	

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Part III: Implementation Schedule for Capital Fund Financing Program
 PEA Name: Housing Authority of the City of Jersey City

Development Number Name/PEA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2009	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP 002 Marion Gardens	3/22/2010	2/28/10	3/22/2012			
AMP 003 Booker T Washington	3/22/2010	2/28/10	3/22/2012			
AMP 004 Hudson Gardens	3/22/2010	2/28/10	3/22/2012			
AMP 005 Holland Gardens	3/22/2010	2/28/10	3/22/2012			
AMP 007 A Harry Moore	3/22/2010	2/28/10	3/22/2012			
AMP 008 Currie Woods	3/22/2010	2/28/10	3/22/2012			
AMP 009 Berry Gardens	3/22/2010	2/28/10	3/22/2012			
AMP 016 Thomas Stewart	3/22/2010	2/28/10	3/22/2012			
AMP 010 Dwight Street	3/22/2010	2/28/10	3/22/2012			
PHA Wide	3/22/2010	2/28/10	3/22/2012			

