

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Paterson</u> PHA Code: <u>NJ 21</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: <u>04/01/11</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1167</u> Number of HCV units: <u>1166</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <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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PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. PLEASE SEE ATTACHMENT A																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <u>SEE ATTACHMENT</u>																										
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. <u>SEE ATTACHMENT</u>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <u>SEE ATTACHMENT</u>																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <u>SEE ATTACHMENT</u>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <u>SEE ATTACHMENT</u>																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										

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

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Housing Authority of the City of Paterson
5-YEAR PLAN

5.0. Mission

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships, particularly with faith-based and community organizations that leverage resources and improve HUD’s ability to be effective on the community level.

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 - Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other: Using Project Based Section 8 to support additional housing.
Collaborate with community partners to develop transitional housing.
Leverage funding to develop housing for the special needs population.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) **83**
- Improve voucher management: (SEMAP score) **81**
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: through public housing financing, asset management, voucher expansion and oversight.
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: Alexander Hamilton Development and Riverside Terrace Development
- Pursue a variety of funding opportunities to develop family, grandparent as parents and special needs housing
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: Continue to implement the Asset Management System

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords.
- Implement voucher homeownership program.
- Increase administration of special voucher programs including HOPWA & VASH and other Special Needs Programs.

- Increase the number of first time home buyers and Section 8 through the housing counseling program.
- Increase assistance to families that require foreclosure and mediation counseling assistance.
- Convert public housing to vouchers:
- Other: Establish site based waiting list for transitional housing residents
- Establish a separate Section 8 wait list for Senior 55+ with no children.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments through counseling and development.
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities, special needs)
- Other: Assist Resident Councils with their organizational skills.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly and/or families with disabilities.
- Provide opportunities for the youth to engage in positive experiences that help to develop better interpersonal relationship skills, career building opportunities, self esteem building and social skills
- Develop partnership with County, City, non profits and faith based agencies to encourage collaborating with the PHA in offering residents a comprehensive array of services to achieve independent life skills development and economic independence.
- Increase homeownership counseling for first time homebuyers.
- Undertake a strategy to implement a move to work program.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Other PHA Goals and Objectives: (list below)

- Continue to work cooperatively with the Mayor's Office, Paterson Police and Passaic County Sheriff's Office to provide addition security measurers for all developments.
- Remotely monitor security cameras at each of the developments from the PHA's Central Office.
- Continue to encourage the participation in the volunteer resident patrols.
- Continue to improve the public perception of the Housing Authority as a public agency.
- Continue to interact with State, County, Local, Faith Based and non profit organizations to collaborate on programs that affect the lives of public housing residents.
- Continue to provide evening PBA security patrols for the six senior developments and one family development.
- Work with the Mayor's office and other city agencies to promote housing opportunities.
- Continue to develop advocacy and support of community, charitable organizations and government agencies for resident benefit by implementing a public speaking program.
- Motivate residents to improve their family circumstances according to their own individual abilities by offering a variety of enrichment programs.
- Continue to provide support programs to elderly residents to help them continue to live independently.
- Circulate a PHA newsletter to residents, community partners and government agencies.
- Maintain a 5 Year Affordable Housing Strategic Plan to mirror the City of Paterson's Redevelopment Plan.
- Develop informational workshops to improve business relationships with landlords, vendors, contractors, etc.

- Administer the City of Paterson's Department of Community Development Housing Choice Voucher Program.
- Administer the City of Paterson Housing Opportunities for People with Aids (HOPWA) (54) Voucher Program
- Administer the Veterans Supported Housing (VASH) (35 Voucher Program).
- Continue to promote HUD's Policy Priorities.

**Housing Authority of the City of Paterson
2011 Annual Plan
HUD 50075**

6.0 PHA Plan Elements

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

Public Housing

The PHA verifies eligibility for admission to public housing when families submit their application with proper documentation. Included in the admission process are the screening for criminal and/or drug -related activities, rental history review, life time sexual offender and housekeeping review.

The PHA wait list is community wide. There are currently 869 applicants on the wait list. The wait list has been closed for 120 months.

Applicants are offered one choice of unit assignment before they fall to the bottom of or are removed from the waiting list.

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

The PHA's performed an analysis of its family development to determine concentrations of poverty and the need to promote de-concentration of poverty.

Admission Preferences: Residents who live and/or work in the City of Paterson, Displaced by Government Action, Households who head, spouse or sole member is elderly or a disabled person, Victim of Domestic Violence

Section 8

The PHA verifies eligibility for admission to public housing when families submit their application with proper documentation. Included in the admission process are the screening for criminal and/or drug -related activities,

The Section 8 wait list is established through a lottery system. There are currently 11 applicants on the wait list. The list has been closed for 81 months. The Authority anticipates opening the wait list this year and also will create a Section 8 Senior Wait List for 55+ no children for new developments designed for that population.

Admission procedures are outlined in the PHA's Section 8 Admission Policy.

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

In addition the Housing Authority administers 35 VASH vouchers working collaboratively with the Veteran Affairs Administration and 54 HOPWA vouchers administered for the City of Paterson.

Preferences

One Preference: Residents who live and/or work in the City of Paterson.

6.2 FINANCIAL RESOURCES

Statement of Financial Resources:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	\$2,809,580	\$2,809,580
b) Public Housing Capital Fund	\$2,775,332	\$2,775,332
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$11,112,216	\$11,112,216
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME	\$100,000	\$100,000
Other Federal Grants (list below)		
Veterans Affairs Supportive Housing (VASH)	\$283,882	\$283,882
Comprehensive Housing Counseling (CHC)	\$73,183	\$73,183
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund (2009-2010)	\$3,136,223	\$3,136,223
Replacement Housing Factor (2009-2010)	\$735,207	\$735,207

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$3,374,000	\$3,374,000
4. Other income (list below)		
Non-Dwelling Income & Excess Utilities	\$265,700	\$265,700
DCD Section 8 –Management & Bookkeeping Fees	\$323,400	\$323,400
PHA Section 8 Admin Fees	\$1,026,312	\$1,026,312
4. Non-federal sources (list below)		
Total resources	\$26,015,035	\$26,015,035

The Housing Authority’s public housing rent determination is at 30% of AMI as stated in the Admission and Continued Occupancy Policy.

The adopted payment standard for Section 8 participants, effective 10/01/10 is 91% of Fair Market Rents

The Flat Rent Policy for PHA Public Housing Units is 65% of 2010 Fair Market Rent by bedroom size.

6.4 OPERATION AND MANAGEMENT

1) Public Housing Maintenance and Management: (list below):

- Admissions & Continued /Occupancy Policy
- Lease
- Grievance Policy
- Blood Borne Disease Policy
- Pest Control Policy including Bed Bugs
- Emergency Night Policy
- Payment Standard Policy
- Flat Rent Policy
- Hazardous Materials
- Evacuation
- Pet Policy
- Community Space Policy
- Maintenance Repair Charge Policy
- Key Policy
- Safety Policy
- Fire Policy

- No Smoking Policy
- Violence Against Women Policy
- Emergency Preparedness Evacuation Policy
- Air Conditioner Policy
- Procurement Policy
- Elevator Maintenance and PM Contractor Specifications
- Once a month Safety Committee Meetings with Managers and Assistant Managers
- Security Plan by AMP Public Housing HUD Handbook
- Maintenance Plan by AMP
- JIF/MEL Housing Insurance conduct approximately 15 workshops on safety, accident investigation, personnel conflicts, material handling, hazard identification and jobsite observations each year for all staff.

6.5 GREIVANCE PROCEDURES:

Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966 Sub-part B for residents/applicants of public housing.

Residents or applicants to public housing should contact the PHA's main administrative office to initiate the PHA grievance process.

Section 8

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

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

6.6 DESIGNATED HOUSING FOR ELDERLY / DISABLED FAMILIES

The PHA intends to apply for elderly designation approval at the following locations:

Development Name	#	Designation Type	Application Status	Intended date for submission	# Units
Nathan Barnert Homes	NJ 21-6-1	Senior	To be submitted	April 2010	96
Dr. Andrew McBride	NJ 21-6-2	Senior	To be submitted	April 2010	96
Dr. Norman Cotton	NJ 21-7	Senior	To be submitted	April 2010	112
Rev. William Griffin	NJ 21-8	Senior	To be submitted	April 2010	100
Joseph Masiello Homes	NJ 21-9	Senior	To be submitted	April 2010	188
Gordon Canfield Plaza	NJ 21-10	Senior	To be submitted	April 2010	100

6.7 COMMUNITY SERVICE AND SELF SUFFICIENCY PROGRAMS

The PHA will employ the following discretionary policy to enhance the economic and social self sufficiency of assisted families:

- Preference for families working or engaging in training or education programs for non housing programs operated or coordinated by the PHA.

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

Services and Programs						
Program Name	Estimate Size	Allocation Method	Agency	Eligibility (PH / Section 8 /Both)	Funding Source	Expiration Date
Evening Youth Program	60	Voluntary	Div. of Recreation	Public Housing	HACP	6//24/2011
Summer Day Camps	120	Voluntary	YMCA , Paterson Division of Recreation	Public Housing	HACP Div. of Rec.	8/20/2011
Adult Day Care Program	55	Voluntary	Catholic Family & Community Services	Public Housing	HACP Passaic Co.	6/30/2011
Adult Medical Monitoring/Support Services	150	Voluntary	Catholic Family & Community Services	Public Housing	HACP Passaic Co.	6/30/2011
After School Program	100	Voluntary	New Destiny Corporation, Boys & Girls Club, Paterson Division of Recreation	Both	HACP Div. of Rec.	6/24/2011
Homeownership Counseling	300	Voluntary	PHA	Both	HACP HUD City of Pat.	9/30/2011 6/30/2011
Foreclosure Counseling	98	Voluntary	PHA	Both	City of Pat.	6/30/2011
Family Counseling	65	Voluntary	Catholic Family & Community Services	Both	HACP Passaic Co.	4/30/2011
ROSS Family Youth Enrichment Program	40	Voluntary	Passaic County Community College	Public Housing	2007 ROSS	8/20/2011
ROSS Family Employability Training	10	Voluntary	Brooks Educational Associates	Public Housing	2007 ROSS	6/30/2011
ROSS Youth Computer Training	40	Voluntary	Passaic County Community College	Public Housing	2007 ROSS	8/20/2011

ROSS Adult Nutrition and Exercise Program	60	Voluntary	New Destiny Corporation and HACP	Both	New Destiny Corporation	1/31/2011
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Family Self Sufficiency Program

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2010 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		0
Section 8		42

Coordination with the Welfare (TANF) Agency

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

Welfare Benefit Reduction

The PHA complies with the statutory requirement of section 12 (d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by accomplishing the following:

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

Community Service Requirement

The PHA complies with the community service requirement pursuant to section 12 (c) of the U. S. Housing Act of 1937.

6.8 SAFETY AND CRIME PREVENTION

a. Based on the following information/data, the PHA determined the needs for measures to ensure the safety of public housing residents.

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

Need for measures to ensure the safety of public housing resident

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

b. Description of Crime Prevention Activities

The crime prevention activities the PHA has undertaken or plans to undertake the following:

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below):
 - Assigned Community Relations Officers to all PHA sites
 - PBA evening patrol
 - Surveillance Cameras

c. Coordination between PHA and the Police

The following is a description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services such as the evening mobile monitoring patrol

6.9 PETS

The PHA complies with the Quality and Work Responsibility Act of 1998 which provides for the ownership of pets in federally assisted rental housing. In the interest of community relations, the Pet Policy has been implemented to act as a policy and administrative guide.

The Policy is intended to meet the needs of management, not-pet owning Tenants, and pet owning tenants. The lease incorporates the Pet Policy by reference and states that the Tenant agrees to comply with the rules and violation of the Pet rules Policy may be grounds for removal of the pet or for termination of the lease.

The Authorization of a common household pet may be revoked, at any time, subject to the Housing Authority's Grievance Procedure if the pet becomes destructive, a nuisance to others, or if the Tenant fails to comply with this Policy.

6.10 CIVIL RIGHTS CERTIFICATION

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

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

6.11 FISCAL AUDIT

The PHA is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)) the most recent fiscal audit was submitted to HUD. There was one Compliance finding, annual re-certification of income was delayed beyond a reasonable time, as a result of the audit. Corrective action has been initiated. To date no unresolved findings remain.

6.12 ASSET MANAGEMENT

The PHA is currently engaging in activities that will contribute to the long-term asset management of its public housing stock, including how the PHA will plan for long –term operating, capital investment, rehabilitation, modernization, disposition and other needs that have not been addressed elsewhere in this PHA plan.

The PHA will undertake the following asset management activities:

- Private Management
- Development-based accounting
- Comprehensive stock assessment
- Construction Development

6.13 VIOLENCE AGAINST WOMEN ACT (VAWA)

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

- 1) Update HACP Lease to include HUD Certification of Domestic Violence, Dating Violence or Stalking (HUD-91066) and Lease Addendum (HUD-91067).
- 2) Initiate a Lease Addendum using HUD Form 91066 and 91067.
- 3) Establish a preference for individuals who are victims of domestic violence to ensure that eligible applicants receive priority on waiting lists as units become available.
- 4) Exercise discretion in accepting a wide range of evidence to establish proof of domestic violence (HUD Guidebook 19).
- 5) Apply this policy only to members of a household that are on the lease.

- 6) Disregard adverse information and approve admission of the applicant if a member of the household reveals and/or proves that they are a survivor of domestic violence and a negative history would otherwise disqualify them from being admitted to public housing. Prior to making this decision, the Authority will make a determination whether there is a connection between the violence and the negative history.
- 7) Forge partnerships with social service agencies, law enforcement agencies and shelters to assist in educating and addressing the needs of residents and vouchers recipients who experience violence.
- 8) Refer domestic violence victims and/or survivors to the Housing Authority's contracted family counseling services and/or other appropriate domestic violence services in the community.
- 9) Make residents aware of transfer options available to them in situations of proven domestic violence.
- 10) Prefer the victim to the abuser in proven domestic violence circumstances and affirm that the Housing Authority will abide by any judicial orders.
- 11) Alert Property Managers/Landlords of proven domestic violence circumstances and refer victims to the appropriate social service agencies
- 12) Once a restraining order is issued and the Property Manager/Landlord is notified, the Housing Authority/Landlord will immediately change the locks on the victim's apartment and remove the abuser from the lease.

7. HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP PROGRAMS AND PROJECT-BASED VOUCHERS

Hope VI

A. Alexander Hamilton Development

HACP applied for the 2010 Hope VI grants for NJ 21-3, a 498 unit family development, which is currently vacant and demolished. The site has received a 2009 tax credit allocation for its first phase which leveraged with other resources including \$1.7 million RHF Funds has resulted in a \$28.5 million project. Alexander Hamilton Phase I will consist of eighty (80) new family rental units: all of which will be Low-Income Housing Tax Credit (LIHTC) units to be constructed on a portion of the Alexander Hamilton Development public housing site. Of the 80 units, 24 will be public housing units that will receive ACC subsidy. The remaining 56 units will be tax credit units rented to persons at or below 60% of the Area Median Income (AMI). The development program consists of the remediation and demolition of 5 high rise buildings on the portion of the site that will contain the Phase I development. Of the 80 units, 24 will be reserved for Disabled

and or Grandparents raising grandchildren. Twenty (20) units will also receive project based section 8 rental assistance.

Construction of this project is well underway, with a projected completion date of 10/2011.

A HOPE VI application was submitted in response to the published (NOFA) on or before November 20, 2010.

B. The Belmont Apartments (RHF)

The Belmont Apartments has received a 2009 tax credit allocation which leveraged with other resources (including RHF) has resulted in a \$ 29.5 million project. This project will consist of one (1) to four- story mid-rise elevator served building containing 85 dwelling units which will serve senior/elderly population. Of the 85 total rental units, 25 will be strictly designed for public housing residents for which the units will receive ACC subsidy. The remaining 60 units will receive project based Section 8 vouchers. The Belmont Senior apartments is financed by PHA's Replacement Housing Loan Funds, New Jersey Housing & Mortgage Finance Agency HOMEEXPRESS Loan Funds, Construction and Permanent financing from the New Jersey Housing and Mortgage Finance Agency, and equity from the sale of 9% low income housing tax credits. Construction of the Belmont Apartments is well underway with a projected completion date of 10/2011.

C. Choice Neighborhood/Hope VI

Riverside Terrace Development (CHOICE NEIGHBORHOODS/HOPE VI) HACP is applied for a CHOICE NEIGHBORHOOD Planning Grant. To be followed by a HOPE VI or CHOICE NEIGHBORHOOD Implementation Grant. The 300 Unit Family Development is in need of revitalization which will include demolition, disposition and construction of 200-250 elderly and family housing units as well as community and retail space.

D. Homeownership

Rose Park Terrace is the final phase of the Housing Authority's Christopher Columbus HOPE VI Master Revitalization Plan. The PHA and its developer, Roizman Development Inc. has proposed a planned community featuring a mix of housing types for low and moderate income residents. The proposed redevelopment plan entails the construction of a new mixed income community. The new development, located along Rose Parks Boulevard, Harrison Street and Fulton Street in Paterson will consist of 19 homeownership units. The 19 units are two level units integrated within

townhouse style structures. Construction on the Rose Park Terrace project will begin in early 2011.

E. NSP

HACP through its 501C3 Non Profit Entity, Paterson Development and Management Corporation (PDMC) will be developing 8 units of affordable housing under the NSP Program; two (2) units of rental housing, four (4) units of rehabilitation rental housing and 2 rehabilitated units of homeownership. The Housing Authority has entered into a Sub-Recipient agent with the City of Paterson to administer the program and a Development Agreement with PDMC to implement the work. Construction on four (4) of the eight (8) units is scheduled to begin in November 2010.

Demolition/Disposition

- a. HACP received approval for demolition and disposition of NJ 21-3 Alexander Hamilton Development . Demolition was completed as of 09-30-2010.

PROJECT BASED VOUCHERS

- a. Project based vouchers for elderly, 55+ will be utilized at the Belmont Apartments.
- b. Eva’s: Eva’s Village Apts., a \$14.2 million dollar – 50 unit (Family) affordable housing project is completed. HACP has committed 6 Section 8 Project Based Vouchers (PBV) in support of the project.
- c. Twenty (20) PBV’s will be utilized in Phase I of Alexander Hamilton Development project.
- d. HACP anticipates issuance of a PBV RFP to support proposed projects within this Annual Plan period.

8. CAPITAL IMPROVEMENTS ... See Attached

9. HOUSING NEEDS

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income <= 30% of AMI	11,109	5	5	5	5	3	2
Income >30% but <=50% of AMI	6,525	4	4	5	4	5	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Location
Income >50% but <80% of AMI	5,128	3	3	5	3	4	2
Elderly	3,951	2	5	5	5	0	4
Families with Disabilities	283	1	4	5	5	5	4
Race/Ethnicity Black	10,370	5	5	5	5	5	3
Race/Ethnicity White	4,304	1	1	5	1	2	3
Race/Ethnicity Hispanic	14,325	4	5	5	5	5	4
Race/Ethnicity All	30,629	3	3	5	3	5	3

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	869		90
Extremely low income <=30% AMI	591	68%	
Very low income (>30% but <=50% AMI)	52	6%	
Low income (>50% but <80% AMI)	226	26%	
Families with children	63	7%	
Elderly families	448	52%	
Families with Disabilities	358	41%	
Race/ethnicity W/H	198	23%	

Housing Needs of Families on the Waiting List			
Race/ethnicity BNH	671	77%	
Race/ethnicity WNH	0	0	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	806	93%	
2 BR	5	.5%	
3 BR	56	6.3%	
4 BR	2	.2%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed? 120 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Fire Victims, Federal Disaster Victims, Elderly (62 years +) and Disabled.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/ sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	11		20
Extremely low income <=30% AMI	8	73%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	3	27%	

Housing Needs of Families on the Waiting List			
Families with children	11	100%	
Families with no children	0	0	
Elderly Families	0	0	
Families with Disabilities	0	0	
Race/ethnicity WH	4	36%	
Race/ethnicity BNH	7	64%	
Race/ethnicity WNH	0	0	
1BR	4	36%	
2 BR	6	55%	
3 BR	1	9%	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? 81 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Applying for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Implement the activities identified in the 5 Year Affordable Housing Strategic Plan.
- Applying for construction financing such as Tax Credits, NSP and HOPE VI.

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

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

- Adopt rent policies to support and encourage work.

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

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

- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Develop an affordable housing strategy that includes elderly housing assistance.
- Construct new Senior Housing units.
- Explore the development of an assisted living facility.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations

10.0 ADDITIONAL INFORMATION

a. PROGRESS IN MEETING MISSION AND GOALS:

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

- A. The PHA has developed and implement a 5 Year Affordable Housing Strategy which mirrors the City of Paterson's Redevelopment Plan
- B. Rosa Park Terrace is the final phase of the Housing Authority's Christopher Columbus HOPE VI, master revitalization plan. The new development located along Rosa Park Ave., will consist of 19 homeownership units. Participants in HACP/s housing counseling program will have an opportunity to become first time homebuyers in this development.
- C. Alexander Hamilton, Phase I will consist of eighty (80) new family rental units which will be Low-Income Housing Tax Credit (LIHTC) units to be constructed on a portion of the Alexander Hamilton public housing site. Of the 80 units 24 will be public housing units that will receive ACC subsidy. The remaining 56 units will be tax credit units rented to persons at or below 60% of the Area Median Income (AMI).
- D. The Belmont Senior Apartments, currently in construction, will consist of one (1) four story mid-rise elevator served building containing 85 total dwelling units and will serve PHA's Alexander Hamilton Developments senior/elder population as well as the senior population on the HACP wait list and those within the City and surrounding municipalities. All 85 units are LIHTC eligible. Twenty five will also be strictly designated to public housing residents for which the units will receive ACC subsidy. The remaining 60 units will receive project based vouchers. The Belmont Senior apartments is financed by PHA's Replacement Housing Loan Funds, NJHMFA HOMEXPRESS loan Funds.
- E. HACP through its 501C3 Non Profit Entity, Paterson Development and Management Corporation (PDMC) will be developing 8 units of affordable housing under the NSP Program; two (2) units of rental housing, four (4) units of rehabilitation rental housing and 2 rehabilitated units of

homeownership. The Housing Authority has entered into a Sub-Recipient agent with the City of Paterson to administer the program and a Development Agreement with PDMC to implement the work. Construction on four (4) of the eight (8) units is scheduled to begin in November 2010.

2. IMPROVE THE QUALITY OF ASSISTED HOUSING

- A. Ongoing contacts with professional staff, residents and resident activities through special programs. This includes computer training, life skills development, youth enrichment and tutorial programs, and literacy programs.
- B. Distribution of a quarterly newsletter that updates residents on what is going on at the PHA.
- C. Ongoing modernization of public housing units at the Riverside Terrace Development and Senior Sites.
- D. Ongoing staff training to improve work quality.

3. IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

- A. Increased enforcement of screening and eviction for drug abuse and other criminal activity.
- B. Better lease enforcement for habitual late payments, illegal tenants, and illegal appliances.

4. INCREASE ASSISTED HOUSING CHOICES

- A. The PHA continues to offer housing choice voucher counseling sessions in both English and Spanish.
- B. The PHA is a HUD approved Housing Counseling Agency and conducted pre-purchase homeownership counseling to 807 participants.
- C. Assisted with the purchase of 20 first time homebuyers.
- D. Works with the City of Paterson's First Time Home Buyer Grant and Live Where You Work Program.
- E. The PHA is a HUD approved Section 8 Homeownership Counseling Center and also offers Foreclosure Counseling and remediation.
- F. Provided 98 families with foreclosure and remediation assistance.
- G. Develop low income housing for first time homebuyers.

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

- A. Offered programs that promote self sufficiency opportunities including, computer literacy training provided by Passaic County Community College

and employment counseling provided by Brooks Educational Consultants Corporation to adult residents at Riverside Terrace Development.

- B. Contracted with Passaic County Community College to provide, life skills and computer training for adults.
 - C. Work closely with the Passaic County Workforce and the State Department of Labor to promote training programs and job opportunities through Section 3.
 - D. Contracted with Catholic Family & Community Services to provide family counseling, support services, violence against women workshops, food pantry and emergency services.
 - E. Promote homeownership and foreclosure counseling.
 - F. Hosted a teen program, for over 100 youth, which promoted self esteem building with a focus on character building.
 - G. Continue to explore the benefits of the Move to Work Program in helping families move to work while continuing to offer affordable housing in an efficient and cost effective manner.
 - H. Continue to promote opportunities thru the Section 3 Program
- 6. IMPROVE THE SAFETY AND SECURITY OF PUBLIC HOUSING RESIDENTS**
- A. Ongoing support of the tenant patrol at NJ21-7 Dr. Norman Cotton Homes, NJ21-8 Rev. William Griffin Homes and NJ21-9 Joseph Masiello Homes.
 - B. Ongoing communication with the Passaic County Sheriff's Department and the Paterson Police Department to discuss criminal activity at the sites.
 - C. Secure police arrest reports and drug test results to expedite the eviction of residents.
 - D. Entered into a contract with the Paterson PBA to patrol Riverside Terrace Development and the six senior sites in the evening.
 - E. Monitor the centralized CCTV system for criminal activity.

#7. IMPROVE THE PUBLIC PERCEPTION OF THE HOUSING AUTHORITY AS A PUBLIC AGENCY

- A. Authority staff continues to build partnerships with various organizations in the community.
- B. Partnership with the Family Success Center to provide comprehensive support services to residents.
- C. Partnership in a growing collaboration of public and private partners that work together on an array of services.
- D. Provide technical assistance to Resident Counsel Organizations.

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

- A. The PHA's interaction with government agencies and community service providers have been increased significantly.
- B. Involvement with local law enforcement.
- C. Close working relationship has been established with the Mayor's Office and various City Departments.
- D. Growing partnership with local finance institutions.
- E. Establishment of partnerships with non profit and faith based organizations.

9. YOUTH AND RECREATION PROGRAMS

- A. Conduct Youth Enrichment Program and Literacy Skills Program on site with Passaic County Community College.
- B. Conduct After School Tutorial and Recreational Program at the Family Sites.
- C. Provide both off-site and on-site summer day camp for over 120 children.
- D. Organized Teen Character Development training.
- E. Provided a Teen Character Building Conference which included a basketball tournament, guest speakers and interactive demonstrations.
- F. Provided a Cultural Awareness Program for youth that embraces a variety of art forms.
- G. Provided a summer computer program and youth enrichment program for children at the Riverside Terrace Development.
- H. Offered a youth 4H Nutrition program for youth between the ages of 5 and 12.
- I. Provided Movie Night(s) for children and families in the Riverside Terrace Development

10. ENERGY CONSERVATION

- A. Conduct educational workshops with residents.
- B. Lowering temperatures in buildings.
- C. Continue to be part of the energy consortium and monitor its effectiveness.
- D. Adhere to recommendations of the current PHA Energy Audit.
- E. Educate residents in energy efficiency techniques.
- F. Include energy conservation tips in the housing counseling workshops.

11. ASSET MANAGEMENT

- A. Implement project based asset management
- B. Four Asset management groups currently exist. (Two Families and Two Seniors have been formed and approved by HUD). HACP has requested that a fifth asset management group be established to accommodate Sojourner Douglass Homes as AMP 5.

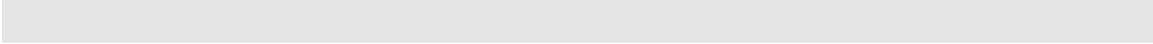
12. PATERSON DEVELOPMENT AND MANAGEMENT CORPORATION (PDMC)

- A. Expand the development of PDMC and continue to utilize PDMC in a number of upcoming projects.
- B. Paterson Housing Authority has authorized a loan to the PDMC in the amount up to \$100,000 and submits loan documents to HUD for approval to help sustain project activity.
- C. HACP has contracted with the Paterson Development and Management Corporation to develop nine (9) affordable rental/homeownership units through the NSP program.

b. SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATIONS

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





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

PIHA Name: Housing Authority of the City of Paterson	Grant Type and Number Capital Fund Program Grant No: Date of CFPP: 6/30/10	Replacement Housing Factor Grant No. NJ39R02150	FFY of Grant: 2003
			FFY of Grant Approval:

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10	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					
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		274,444.00			274,444.00
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		1,062,635.00			
11	1465.J Dwelling Equipment—Nonexpendable			788,191.00		788,191.00
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.J Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PIHA					
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)		1,062,635.00	1,062,635.00	1,062,635.000	1,062,635.00
21	Amount of line 20 Related to EBP 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 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 PIHAs 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
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFP: _____		Replacement Housing Factor Grant No: NJ39R02150		FFY of Grant: 2003	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval:	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
		11/1/10					

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 Paterson** Grant Type and Number: **Capital Fund Program Grant No: _____** Replacement Housing Factor Grant No: **NJ39R021501** FFY of Grant: **2004**

Date of CFFP: **_____** Final Performance and Evaluation Report: **_____** FFY of Grant Approval: **_____**

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	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			124,319.00		124,319.00
8	1440 Site Acquisition					
9	1450 Site Improvement			711,809.00		564,507.00
10	1460 Dwelling Structures		1,243,479.00	107,351.00		0.00
11	1465 J Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition			300,000.00		0.00
15	1492 Moving to Work Demonstration					
16	1495 J Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHIA					
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)		1,243,479.00	1,243,479.00	1,243,479.00	678,826.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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
 Expires 4/30/2011

Part I: Summary

PIHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39R02150a		FFY of Grant: 2004	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval: _____	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director		Date 11/1/10		Signature of Public Housing Director		Date	

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

PIHA Name: **Housing Authority of the City of Paterson**

Grant Type and Number: **Capital Fund Program Grant No: _____**
 Date of CFFP: **_____**

Replacement Housing Factor Grant No: **NJ39021501-0**

FFY of Grant: **2005**
 FFY of Grant Approval: **_____**

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies	Performance and Evaluation Report for Period Ending: 6/30/2010	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						
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						
11	1465 1 Dwelling Equipment—Nonependable			863,199.00			
12	1470 Non-dwelling Structures				863,199.00		863,199.00
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PIHA						
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)						
21	Amount of line 20 Related to LBP Activities			863,199.00			
22	Amount of line 20 Related to Section 504 Activities				863,199.00		
23	Amount of line 20 Related to Security - Soft Costs					863,199.00	
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

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.
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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
 Expires 4/30/2011

Part I: Summary

PIA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ39021501		FFY of Grant: 2005	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		Type of Grant <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no:) <input type="checkbox"/> Revised ?		FFY of Grant Approval:	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date			

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

PIHA Name: **Housing Authority of the City of Paterson** Grant Type and Number: **Capital Fund Program Grant No. _____**
 Date of CFFP: **_____** Replacement Housing Factor Grant No. **NU39P021502** FFY of Grant: **2005 S**
 FFY of Grant Approval: **_____**

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 6/30/2010	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		383,720.00			
11	1465 1 Dwelling Equipment—Nonexpendable			383,720.00		383,720.00
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 J Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PIHA					
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)		383,720.00			
21	Amount of line 20 Related to LBP Activities			383,720.00		
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 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
 Expires 4/30/2011

Part I: Summary

PIHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: NJ99021502		FFY of Grant: 2005 S	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)		FFY of Grant Approval:	
Line Summary by Development Account		Original		Revised 2		Total Actual Cost 1	
Signature of Executive Director		Date		Signature of Public Housing Director		Obligated	
<i>James Anderson</i>		<i>11/17/10</i>				Expended	
		Total Estimated Cost				Total Actual Cost 1	
		<input type="checkbox"/> Final 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
 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 Paterson
 Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150206
 Date of CFFP:

FFY of Grant: 2006
 FFY of Grant Approval:

Line	Type of Grant	Original		Revised		Total Actual Cost ¹	
		Summary by Development Account	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		67,530.00		67,530.00	57,182.60	
9	1450 Site Improvement						
10	1460 Dwelling Structures		1,078,224.00		1,078,224.00	412,200.00	
11	1465.1 Dwelling Equipment—Nonependable						
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

PIA Name: **Grant Type and Number**
 Housing Authority of the City of **Capital Fund Program Grant No:**
 Paterson **Replacement Housing Factor Grant No: NJ39R02150206**
 Date of CFFP:

FFY of Grant: 2006
 FFY of Grant Approval:

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: 6/30/10

Line	Summary by Development Account	Total Estimated Cost	Revised?	Obligated	Total Actual Cost	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)					
21	Amount of line 20 Related to LBP Activities	1,145,754.00		1,145,754.00		469,382.60
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Frank Johnson</i>		Date <i>11/1/10</i>	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

PIHA Name: Housing Authority of the City of Paterson	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150207 Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:
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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: 6/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input 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		682,503.00		561,957.28
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		483,058.00		0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RIIF 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: 2007	
PHFA Name: Housing Authority of the City of Paterson	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R02150207 Date of CFFP:	FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <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	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)	1,165,561.00	1,165,561.00
21	Amount of line 20 Related to LBP Activities		561,957.28
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	11/1/10
		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 RIFP 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: 2008	
PHA Name: Housing Authority of the City of Paterson		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: NJ390P02150108		Date of CFFP:	
Replacement Housing Factor Grant No:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <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		537,765.00	537,765.00	525,893.18
3	1408 Management Improvements		537,765.00	537,765.00	500,661.00
4	1410 Administration (may not exceed 10% of line 21)		268,883.00	268,883.00	268,883.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		131,567.00	210,837.38	183,390.65
8	1440 Site Acquisition				
9	1450 Site Improvement		150,000.00	60,525.20	41,211.94
10	1460 Dwelling Structures		1,062,847.00	1,073,051.42	655,487.02
11	1465.I Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.I 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: 2008	
PHA Name: Housing Authority of the City of Paterson	Grant Type and Number Capital Fund Program Grant No: NJ390P02150108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	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)	2,688,827.00	2,688,827.00	2,688,827.00	2,175,526.79
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date <i>11/1/10</i>	Signature of Public Housing Director		Date

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008		Status of Work	
PHA Name: Housing Authority of the City of Paterson		Capital Fund Program Grant No: NJ390P02150108					
		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		
NJ21-1, Riverside Terrace Development	A	Landscaping (Grimes/Plesinge) - Resurface B.B. Court/Site Lighting	1430	\$15,000.00	\$10,660.28	\$10,660.28	\$7,598.53
	B	Repair Canopy Roofs (H.R.)	1430	\$700.00	0.00	0.00	0.00
	C	Replace Down Spouts	1430	\$2,030.00	0.00	0.00	0.00
	D	Provide A/C Sleeves (T.H.)	1430	\$4,620.00	0.00	0.00	0.00
	E	Boiler Room Upgrading (Phase II)	1430	\$13,720.00	\$17,900.00	\$17,900.00	\$13,400.00
		PHA Wide HOPE VI Planning	1430		\$25,091.00	\$45,091.00	\$45,091.00
NJ21-6-1, Nathan Barnett Homes	F	Boilerroom Upgrading	1430	\$23,950.00	\$28,650.00	\$28,650.00	\$28,650.00
NJ21-6-2, Dr. Andrew McBride Homes	G	Boilerroom Upgrading	1430	\$7,000.00	0.00	0.00	0.00
	H	Brick Repointing (Phase I)	1430	\$3,485.00	\$14,347.58	\$14,347.58	0.00
	R2-a	Sump Pumps	1430	0.00	0.00	0.00	0.00
NJ21-7, Dr. Norman Cotton Homes	I	Boilerroom Upgrading	1430	\$8,671.00	\$17,900.00	\$17,900.00	\$13,400.00
NJ21-8, Rev. William Griffin Homes	J	Window Replacement	1430	\$27,300.00	\$10,404.40	\$10,404.40	\$9,367.00
PHA Wide-RIa		Physical Needs Assessment	1430	\$35,184.12	\$35,184.12	\$35,184.12	\$35,184.12
PHA Wide-RIb		Energy Audit	1430	\$30,700.00	\$30,700.00	\$30,700.00	\$30,700.00

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

²To 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
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008		
PHA Name: Housing Authority of the City of Paterson		Capital Fund Program Grant No: NJ390P02150108				
		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
NJ21-1, Riverside Terrace Develop.	A Landscaping (Grimes/Plesinger Place) - Resurface B.B. Court/Site Lighting	1450		Original \$150,000.00 Revised \$60,525.20	Funds Obligated ² \$60,525.20 Funds Expended ² \$41,211.94	
	B Repair Canopy Roofs (H.R.)	1460		\$10,000.00 0.00	0.00 0.00	
	C Replace Down Spouts	1460		\$29,000.00 0.00	0.00 0.00	
	D Provide A/C Sleeves (T.H.)	1460		\$60,000.00 0.00	0.00 0.00	
	E Boiler Room Upgrading (Phase II)	1460		\$194,333.00 \$177,853.08	\$177,853.08 \$176,202.38	
NJ21-3, Alexander Hamilton Dev. R4-a	Environmental Abatement/Demo	1460		0.00 \$23,441.00	\$23,441.00 0.00	
NJ21-6-1, Nathan Barnett Homes - F	Boilerroom Upgrading	1460		\$153,624.00 \$172,119.00	\$172,119.00 \$172,119.00	
NJ21-6-2, Dr. Andrew McBride Homes - G	R3-a Brick Repointing (Phase I)	1460		0.00 \$84,000.00	\$84,000.00 \$84,000.00	0.00
	H Boilerroom Upgrading	1460		\$46,242.00 \$112,363.32	\$112,363.32 \$112,363.32	0.00
NJ21-7, Dr. Norman Cotton Homes - I	R1-c Brick Repointing (Phase I)	1460		\$49,782.00 \$84,000.00	\$84,000.00 \$84,000.00	0.00
	R1-d Sunp Pumps	1460		0.00 \$5,785.00	\$5,785.00 \$5,785.00	0.00
	R1-e Boilerroom Upgrading (Phase II)	1460		\$123,866.00 \$91,400.00	\$91,400.00 \$91,400.00	0.00
NJ21-8, Rev. William Griffin - J	R4-b Balcony Repairs	1460		0.00 \$8,500.00	\$8,500.00 \$8,500.00	0.00
	R4-c Stair Treads	1460		0.00 \$60,179.00	\$60,179.00 \$60,179.00	0.00
	Window Replacement	1460		\$390,000.00 \$81,117.32	\$81,117.32 \$81,117.32	

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: N1390P02150108 CFPP (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	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408		\$537,765.00	\$537,765.00	\$537,765.00	\$500,661.00	
A	Boiler Preventive Maintenance			\$43,990.00	\$43,990.00	\$43,990.00	\$43,990.00	
B	Site Security			\$272,623.00	\$272,623.00	\$272,623.00	\$272,623.00	
C	Elevator Maintenance			\$33,748.00	\$33,748.00	\$33,748.00	\$33,748.00	
D	Computerization Software			\$15,000.00	\$15,000.00	\$15,000.00	0.00	
E	Tenant Services			\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	
F	Studio 2B GSA			\$9,000.00	\$9,000.00	\$9,000.00	0.00	
G	Tenant Screening & Background Checks			\$13,404.00	\$13,404.00	\$13,404.00	\$300.00	
PHA WIDE	Administration	1410		\$268,883.00	\$268,883.00	\$268,883.00	\$268,883.00	
PHA WIDE	OPERATIONS	1406		\$537,765.00	\$537,765.00	\$537,765.00	\$525,893.18	
A	Boiler Preventive Maintenance			\$52,066.00	\$52,066.00	\$52,066.00	\$52,066.00	
B	Site Security			\$288,031.00	\$288,031.00	\$288,031.00	\$288,031.00	
C	Elevator Maintenance			\$26,000.00	\$26,000.00	\$26,000.00	\$26,000.00	
D	Extra Ordinary Maintenance			\$154,168.00	\$154,168.00	\$154,168.00	\$154,168.00	
E	Legal Notice-Newspaper Ads			\$17,500.00	\$17,500.00	\$17,500.00	\$5,628.18	

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
 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 Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150109 Replacement Housing Factor Grant No: Date of CFP:		FFY of Grant: 2009 FFY of Grant Approval:	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010	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	537,765.00	557,536.00	386,385.00	311,335.00
3		1408 Management Improvements	537,765.00	557,536.00	509,079.00	231,207.57
4		1410 Administration (may not exceed 10% of line 21)	268,883.00	278,768.00	278,768.00	54,992.60
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs	155,405.00	155,405.00	68,551.95	37,447.48
8		1440 Site Acquisition				
9		1450 Site Improvement	275,000.00	130,000.00	0.00	0.00
10		1460 Dwelling Structures	1,012,864.00	1,108,437.00	125,013.00	61,801.00
11		1465:1 Dwelling Equipment—Nonependable				
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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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: Housing Authority of the City of Paterson	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: N139P02150109 Date of CFPP:	FFY of Grant Approval:	

Line	Summary by Development Account	Type of Grant		Type of Grant		Total Actual Cost ¹	Expended
		<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		
		Original	Revised ²	Obligated			
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)	2,787,682.00	2,787,682.00	1,367,796.95		696,783.65	
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	681,686.00	681,686.00	681,686.00		456,202.24	
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director *[Signature]* Date *11/1/10*

Signature of Public Housing Director

Date

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⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: Housing Authority of the City of Paterson		Capital Fund Program Grant No: NJ39P02150109						
		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	
NJ21-1, Riverside Terrace Development:								
A	Fencing (Plesinger Pl.)	1430		13,000.00	13,000.00	0.00	0.00	
NJ21-6-1, Nathan Barnert Homes:								
B	Boiler Room Upgrading	1430		10,800.00	10,800.00	0.00	0.00	
C	Brick Repointing (Phase I)	1430		15,000.00	15,000.00	4,782.53	3,586.90	
D	Emergency Copper Silver Ionization Sys.	1430		8,515.00	8,515.00	8,515.00	8,515.00	
NJ21-6-2, Dr. Andrew McBride Homes:								
E	Boiler Room Upgrading (Phase II)	1430		10,800.00	10,800.00	0.00	0.00	
F	Brick Repointing (Phase I)	1430		15,000.00	15,000.00	4,782.53	3,586.90	
NJ21-7, Dr. Norman Cotton Homes:								
G	Boiler Room Upgrading (Phase II)	1430		5,000.00	5,000.00	0.00	0.00	
H	Replace Stair Treads	1430		10,000.00	10,000.00	4,500.00	3,375.00	
I	New Patio Screen Doors	1430		13,000.00	13,000.00	5,000.00	1,500.00	
NJ21-8, Rev. William Griffin Homes:								
J	Controls & Boiler Room Repairs	1430		5,000.00	5,000.00	0.00	0.00	

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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
 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 Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150109 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009		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		
NJ21-9, Joseph Masiello Homes:	Brick Repointing	1430		Original 10,000.00	Revised ¹ 10,000.00	4,782.52	3,586.89		
NJ21-10, Gordon Canfield Plaza:	Replace/Repair Walkways	1430		5,000.00	5,000.00	6,300.00	2,204.00		
NJ21-12, Sojourner Douglass Homes I; II; III; and IV	Site Improvements - I; II; and IV	1430		7,500.00	7,500.00	7,500.00	2,250.00		
M	Down Spouts - IV	1430		550.00	550.00	0.00	0.00		
N	Window Caulking - I; II; and IV	1430		550.00	550.00	0.00	0.00		
O	Replace Stair Treads - IV	1430		500.00	500.00	0.00	0.00		
P	Repair Floors	1430		7,500.00	7,500.00	6,500.00	1,950.00		
Q	Repair Ceilings - I	1430		7,500.00	7,500.00	0.00	0.00		
R	Repl. Kitchen Cabinets - I; II; III; and IV	1430		10,190.00	10,190.00	9,190.38	6,892.79		
S									

Part II: Supporting Pages		PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: NJ39P02150109 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009		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		
NJ21-1, Riverside Terrace Development:				Original	Revised ¹				
A	Fencing (Plesinger Pl.)	1450		100,000.00	75,000.00	0.00	0.00		
NJ21-6-1, Nathan Barnett Homes:									
B	Boiler Room Upgrading	1460		110,000.00	110,000.00	0.00	0.00		
C	Brick Repointing (Phase I)	1460		170,000.00	170,000.00	0.00	0.00		
D	Emergency Copper Silver Ionization Sys.	1460		61,801.00	61,801.00	61,801.00	61,801.00		
NJ21-6-2, Dr. Andrew McBride Homes:									
E	Boiler Room Upgrading (Phase II)	1460		110,000.00	110,000.00	0.00	0.00		
F	Brick Repointing (Phase I)	1460		170,000.00	170,000.00	0.00	0.00		
NJ21-7, Dr. Norman Cotton Homes:									
G	Boiler Room Upgrading (Phase II)	1460		70,000.00	70,000.00	0.00	0.00		
H	Replace Stair Treads	1460		50,000.00	50,000.00	0.00	0.00		
I	New Patio Screen Doors	1460		60,000.00	60,000.00	0.00	0.00		
NJ21-8, Rev. William Griffin Homes:									
J	Controls & Boiler Room Repairs	1460		50,000.00	50,000.00	0.00	0.00		

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

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009		Status of Work	
PHA Name: Housing Authority of the City of Paterson		Capital Fund Program Grant No: NJ39P02150209					
		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
PHA WIDE:	Management Improvements	1408		\$557,536.00	\$557,536.00	\$509,079.00	\$231,207.57
A	Boiler Preventive Maintenance			31,995.00	31,995.00	31,995.00	31,995.00
B	Site Security			338,877.00	338,877.00	338,877.00	150,045.76
C	Elevator Maintenance			14,496.00	14,496.00	14,496.00	14,496.00
D	Computerization Software			35,053.00	35,053.00	0.00	0.00
E	Tenant Services			123,711.00	123,711.00	123,711.00	34,670.81
G	Tenant Screening & Background Check			13,404.00	13,404.00	0.00	0.00
PHA WIDE:	Administration	1410		\$278,768.00	\$278,768.00	\$278,768.00	\$54,992.60
PHA WIDE:	Operations	1406		\$557,536.00	\$557,536.00	\$386,385.00	\$311,335.00
A	Boiler Preventive Maintenance			35,576.00	35,576.00	35,576.00	35,576.00
B	Site Security			342,809.00	342,809.00	342,809.00	267,759.00
C	Elevator Maintenance			\$8,000.00	8,000.00	8,000.00	8,000.00
D	Extra Ordinary Maintenance			156,151.00	156,151.00	0.00	0.00
E	Legal Notice-Newspaper Ads			15,000.00	15,000.00	0.00	0.00

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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
 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 Paterson**

Grant Type and Number
 Capital Fund Program Grant No: NU39S02150109
 Date of CFFP: 6/30/10

Replacement Housing Factor Grant No:

FY of Grant:
 2009 ARRA Project Plan
 FY of Grant Approval:

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 6/30/10
 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
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ¹						
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	257,000.00		264,072.32	264,072.32		151,430.20
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	1,885,241.00		2,737,573.68	2,737,573.68		2,260,070.42
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition	2,700,180.00		1,840,775.00	1,840,775.00		1,049,725.00
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ¹						
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)	4,842,421.00		4,842,421.00	4,842,421.00		3,461,225.62
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						

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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
 Expires 4/30/2011

Part I: Summary

PIA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No. NJ39S02150109 Date of CFFP: _____		Replacement Housing Factor Grant No.:		FFY of Grant: 2009 ARRA Project Plan FFY of Grant Approval:	
<input type="checkbox"/> Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original ¹	Revised ²	Obligated	Expended		
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
		11/1/10					

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
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Paterson		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		NJ39S02150109		CFFP (Yes/ No):		Federal FFY of Grant: 2009 ARRA Project Plan		Status of Work	
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				
NJ21-6-1	Nathan Barnert Homes			Original							
A	Window Upgrading	1430		33,500.00	9,881.70	9,881.70	9,881.70				
B	Apt. & Common Area Painting	1430		15,000.00	3,264.22	3,264.22	3,264.22				
NJ21-6-2	Dr. Andrew McBride Homes										
D	Window Upgrading	1430		33,500.00	9,881.70	9,881.70	9,881.70				
E	Apt. & Common Area Painting	1430		15,000.00	3,264.22	3,264.22	3,264.22				
NJ21-7	Dr. Norman Cotton Homes										
F	Apt. & Common Area Painting	1430		15,000.00	3,264.22	3,264.22	3,264.22				
NJ21-8	Rev. William Griffin Homes										
G	Apt. & Common Area Painting	1430		15,000.00	3,264.22	3,264.22	3,264.22				
NJ21-9	Joseph Masiello Homes										
H	Apt. & Common Area Painting	1430		15,000.00	3,264.22	3,264.22	3,264.22				
NJ21-10	Gordon Canfield Plaza										
I	Apt. & Common Area Painting	1430		15,000.00	3,264.22	3,264.22	3,264.22				
NJ21-7-R2-1	Window Upgrading	1430		-0-	10,529.80	10,529.80	10,003.60				
PHA Wide-R1-1	Demolition	1430		202,630.00	202,630.00	202,630.00	91,669.88				
NJ21-9-R2-2	Window Upgrading	1430		-0-	11,563.80	11,563.80	10,408.00				

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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
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Paterson	Grant Type and Number Capital Fund Program Grant 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: NJ39S02150109	CEFP (Yes/ No):					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
			NJ21-6-1	Nathan Barnett Homes							
			A	Window Upgrading	1460		434,504.00	538,000.00	538,000.00	538,000.00	
			B	Apt. & Common Area Painting	1460		169,372.00	82,862.83	82,862.83	82,862.83	
			NJ21-6-2	Dr. Andrew McBride Homes							
			C	Window Upgrading	1460		434,504.00	538,000.00	538,000.00	538,000.00	
			D	Apt. & Common Area Painting	1460		169,372.00	82,862.83	82,862.83	82,862.83	
			NJ21-7	Dr. Norman Cotton Homes							
			E	Apt. & Common Area Painting	1460		169,372.00	82,862.83	82,862.83	82,862.83	
			R2-3	Window Upgrading	1460		-0-	194,494.00	194,494.00	169,090.12	
			NJ21-8	Rev. William Griffin Homes							
			F	Apt. & Common Area Painting	1460		169,372.00	82,862.83	82,862.83	82,862.83	
			R2-4	Window Upgrading	1460		-0-	324,882.68	324,882.68	70,755.30	
			NJ21-9	Joseph Masiello Homes							
			G	Apt. & Common Area Painting	1460		169,372.00	82,862.85	82,862.85	82,862.85	
			R2-5	Window Upgrading	1460		-0-	645,020.00	645,020.00	447,048.00	
			NJ21-10	Gordon Canfield Plaza							
			H	Apt. & Common Area Painting	1460		169,373.00	82,862.83	82,862.83	82,862.83	
			PHA Wide Wide	Demolition	1485		2,700,000.00	1,840,775.00	1,840,775.00	1,049,725.00	

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

