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 8/30/2011

1.0 PHA Information
PHA Name: Jersey City Housing Authority PHA Code: NJ39P009
PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): *04/01/2012*

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: *2,739* Number of HCV units: *3,934*

3.0 Submission Type
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

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

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

The Mission of the Jersey City Housing Authority is to develop and manage Housing of Choice of the highest standards, which is safe, affordable, sustainable and accessible; and, in partnership with other public & not-for-profit organizations, foster resident responsibility and self-sufficiency.

In achieving our Mission, the JCHA is committed to:

- *Public service which reflects the highest standards of personal integrity, professional performance, public accountability, and a "Do what is necessary to get the job done" approach to our work;*
- *Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and Housing Choice Voucher Program participants;*
- *Facilitating a more effective delivery of public housing and enhancing the sustainability of the Asset Management Properties ("AMPs") through the transition to asset-based management and green initiatives.*
- *Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners, as well as with supportive service providers;*
- *Making substantial contributions toward creating and sustaining urban neighborhoods which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity;*
- *Preserving and protecting the right to safe, affordable housing for victims of domestic violence, dating violence, sexual assault or stalking; and*
- *Accomplishing the above in the full spirit of all civil rights and non-discrimination laws and affirmatively furthering fair housing opportunities*

5.2	**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. *The following are the JCHA's primary and supportive goals for 2012 – 2016.* *PRIMARY GOALS* • *Create Communities of Choice while increasing affordable housing opportunities, carry out and expand revitalization plans and programs;* • *Improve physical standards at all public housing sites and achieve HUD's "High Performer" status;* • *Create Safe Spaces for Residents through lease enforcement; police presence and anti-drug and anti-gang initiatives;* • *Promote and support Resident responsibility & self-sufficiency;* *SUPPORTIVE GOALS* *In order to do the above, we need to:* • *Achieve greater financial stability through cost saving measures, including energy saving initiatives, aggressive pursuit of grants and funding opportunities and through innovative strategies such as HUD's Moving to Work Program;* • *Increase and improve communications among and between board members, executive staff, employees, residents and the public and promote the successes and strengths of the JCHA's programs;* • *Improve the JCHA's management information and electronic communication systems so as to support efforts to achieve the above goals.* *PROGRESS TO MEET THE GOALS AND OBJECTIVES INCLUDES:* 1. *Applied for additional vouchers* 2. *Reduced public housing vacancies* 3. *Leverage private or other public funds to create additional housing opportunities* 4. *Utilized Section 8 Project-Based Assistance to develop new affordable housing units.* 5. *Participated in the County's Continuum of Care Initiative* 6. *Improved public housing and voucher management* 7. *Increased customer satisfaction* 8. *Concentrated on efforts to improve specific management functions* 9. *Renovated and/or modernized public housing units* 10. *Demolish and/or disposed of obsolete public housing* 11. *Provided replacement public housing and vouchers* 12. *Provided voucher mobility counseling* 13. *Conducted outreach efforts to potential voucher landlords* 14. *Implemented the voucher and public housing homeownership programs* 15. *Implemented public housing site-based waiting lists* 16. *Increased rental and homeownership opportunities for persons with disabilities especially as part of Lafayette Gardens & A. Harry Moore Apts. HOPE VI Revitalization Programs.* 17. *Implemented measures to deconcentrate poverty by bringing higher income public housing households into lower income developments* 18. *Implemented public housing security improvements* 19. *Developed new mixed-income communities including Choice Neighborhoods & other Revitalization Programs* 20. *Increased the number and percentage of employed persons in assisted families* 21. *Provide homeownership, credit counseling & maint. training to promote homeownership* 22. *Provide or attracted supportive services to improve assistance recipients' employability* 23. *Ensured equal opportunity & affirmatively further fair housing* 24. *Continue to implement HCV Mainstream, VASH, Project-based Programs.*

PHA Plan Update

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

(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. *Copies of the Annual Plan may be obtained from the JCHA website at www.jcha.us, at the main office located at 400 U.S. Highway #1 (Marion Gardens), Jersey City, NJ 07306, and at all public housing site offices city-wide.*

6.8c Local Preferences:

Deleting – "to qualify for the Victim/Witness preference, the applicant must currently reside in a unit owned by the JCHA."
Deleting – A one or two person elderly or disabled family will be offered a unit before a single non-elderly person or disabled person
Deleting – Single applicants: a one or two person elderly, disabled family will be offered a unit before a single non-elderly or non-disabled person.

6.9 Deconcentration & Local Preferences – Mixed Finance Communities: *(Remove section on Dwight St. Homes II)*

10.8 Paying Rent:

Deleting – "in the self-addressed envelope included with the monthly rent statement."
Adding – The JCHA may allow residents to pay the rent at specified management offices via check or money order.

14.3 Inspection Procedures:

The maintenance charge list will be updated by the JCHA (or its agent) periodically to reflect the real cost of repairs to the JCHA.

- *The resident household will be charged an hourly or one-half hourly rate to repair any damage beyond normal wear & tear. The rate charged will reflect total labor cost, including benefits, per the chart below:*

Labor Cost	*½ Hour Rate*	*Hourly Rate*
Foreman	*$27*	*$54*
Senior Maint Repairer	*$23*	*$45*
Building Maint Worker	*$19*	*$38*
Senior Electrician	*$31*	*$63*
Electrician	*$30*	*$60*
Millwright	*$30*	*$60*
Oil Burner Mechanic	*$30*	*$60*
Welder	*$29*	*$59*
Carpenter	*$29*	*$59*
Plumber	*$29*	*$59*
Mason/Plasterer	*$27*	*$54*
Sewer Cleaner	*$25*	*$50*

Residents will also be charged for the cost of materials.

6.0

1. Eligibility, Selection and Admissions Policies –

Interested Persons may also apply for admission to public housing at the Management Office at Barbara Place Terrace for Lafayette Senior Living Center, Woodward Terrace, Pacific Court Townhouse, Barbara Place Terrace, *and for Glenview Townhouses I* and at Lafayette Village Management Office for Lafayette Village, at Gloria Robinson Court I & II Management Office for Gloria Robinson Court, at Ocean Pointe for Ocean Pointe only, *and at Gloria Robinson Court III for Phase III only.* Other preference also includes Lafayette Gardens HOPE VI relocatees and Turnkey neighborhood residents for Ocean Pointe East and West. *Please note: the above waiting lists are currently closed but may open if there appears to be insufficient applicants to fill vacancies.*

2. Financial Resources – Changes included:

Federal Grants	
Public Housing Operating Fund	$26.3M
Public Housing Capital Fund	*$5.331M*
HOPE VI Revitalization (AHM)	*$9.4M*
Annual Contributions for Section 8 Tenant Based Assistance	$34.3M
Resident Opportunity & Self-Sufficiency Grants:	*$773,435*
Community Development Block Grant	*$23,000*
HOME *(prospective)*	*$450,000*
CDBG (Glenview II)	*$350,000*
Prior Year Federal Grants	
CFP 2010 & 2011 (unobligated)	*$5,391,821*
RHF 2009, 2010 & 2011 (unobligated)	*$2,457,920*
Public Housing Rental Income	
Non-dwelling Income	$71,000
Other Federal Income	
Interest	*$20,000*
Other (CFP 1406)	*$473,000*
Non-federal sources	

DSH Proceeds (estimated)	$280,000
Inter-Local Agreements	*$51,275*

3. Rent Determination-

DETERMINATION OF TOTAL TENANT PAYMENT & TENANT RENT CHOICE

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

A. For residents who opt for the Flat Rent, only the family composition, the Authorization of Release of Information form and compliance with the Community Service Requirement will be required on an annual basis (all deductions will also apply). Public Housing Residents who reside at Mixed-Finance Developments and whose unit is also a LIHTC unit must be recertified every year.

B. Families who opt for the Flat Rent may request to have a reexamination and return to the Formula-based Method at any time for any of the following reasons:

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

FORMULA METHOD

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

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

MINIMUM RENT

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

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;

2. When the family would be evicted as a result of the imposition of the minimum rent requirement;

3. When the income of the family has decreased because of changed circumstances, including loss of employment;

4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

5. When a death has occurred in the family.

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

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

D. *Long-term hardship*: If the JCHA (or its Agent) determines there is a long-term hardship, the family will be

exempt from the minimum rent requirement until the hardship no longer exists.

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

FLAT RENT

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

At Mixed-Finance Developments the Flat Rent is the LIHTC rent for those units that are both Public Housing and LIHTC units. The LIHTC rent is subject to periodic change pursuant to N.J. Housing Mortgage and Finance Agency rules and regulations. For Public Housing Only units in these developments, the Flat Rent is the current rent for a market-rate apartment of equal size and amenities at the same Development. The market-rate rents are subject to periodic change based on current local market conditions.

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

SITE	***BEDROOM SIZE***									
	Studio	Senior 1	Senior 2	Senior 3	1	2	3	4	5	6
Marion Gardens	n/a	n/a	n/a	n/a	***581***	***676***	***819***	***875***	***1,008***	***1,145***
Booker T. Washington	n/a	n/a	n/a	n/a	***706***	***824***	***999***	***1,076***	n/a	n/a
Hudson Gardens	n/a	n/a	n/a	n/a	***807***	***942***	***1,141***	***1,229***	n/a	n/a
Holland Gardens	n/a	n/a	n/a	n/a	***807***	***942***	***1,141***	***1,229***	n/a	n/a
Montgomery Gardens	n/a	n/a	n/a	n/a	660	770	933	1,005	n/a	n/a
Curries Woods	n/a	***573***	***663***	***770***	n/a	***1,146***	***1,390***	***1,491***	n/a	n/a
Berry Gardens 72/82 Danforth Ave	***395***	***499***	***696***	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Berry Gardens 92 Danforth/199 Ocean.	***449***	***595***	***749***	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Thomas J. Stewart Apts	***395***	***499***	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Dwight Street Homes	n/a	n/a	n/a	n/a	n/a	n/a	***1,292***	***1,374***	n/a	n/a

The Flat Rent will be reevaluated annually and adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family. This Flat Rent schedule is effective ***April 1, 2012.***

Rent for Families under the Noncitizen Rule

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

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

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

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

The family's assistance is prorated in the following manner:
Determine the 95th percentile of gross rents (tenant rent plus utility allowance) for the JCHA. The 95th percentile is called the maximum rent.

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

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

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

4. Operation and Management – HUD Programs under PHA Management

Program Name	*Units/Families Serviced*	*Expected Turnover*
Public Housing	*2417*	*96*
Section 8 vouchers	*2613*	*130*
Section 8 Mod Rehab	100 (SRO)	30
Special Purpose Section 8 Voucher		
NEDP	300	10
Mainstream	200	25
Family Unification	170	30
Relocation/Replacement	447	30
VASH	70	10
Shelter Plus Care	*44*	*0*

5. Grievance Procedures –

PUBLIC HOUSING GRIEVANCE PROCEDURE

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

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

PROCESS TO OBTAIN A HEARING

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

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

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

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

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

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

DEPOSIT

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

SCHEDULING OF HEARINGS

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

PROCEDURES GOVERNING THE HEARING

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

A. The opportunity to examine before the grievance hearing any JCHA (or its Agent's) documents, including

records and regulations that are directly relevant to the hearing. The resident shall be provided a copy of any such document at the resident's expense. If the JCHA (or its Agent) does not make the document available for examination upon request by the resident, the JCHA (or its Agent) may not rely on such document at the grievance hearing.

B. The right to be represented by counsel or other person chosen as the resident's representative and to have such person make statements on the resident's behalf;

C. The right to a private hearing unless the resident requests a public hearing;

D. The right to present evidence and arguments in support of the resident's complaint, to controvert evidence relied on by the JCHA (or its Agent), and to confront and cross examine all witnesses upon whose testimony or information the JCHA (or its Agent) relies; and

E. A decision based solely and exclusively upon the facts presented at the hearing.

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

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

The following accommodation will be made for persons with disabilities:

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

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

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

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

DECISION OF THE HEARING OFFICER

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

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

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

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

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

6. Designated Housing for Elderly and Disabled Families

Approved Renewal of Designated Plan until March 14, 2014:

NJ009000013 – Lafayette Senior Living Center: AMP13, 83 Units Elderly Only
NJ009000009 – Berry Gardens: AMP9, 40 Units Elderly Only
NJ009000009 – Berry Gardens III: AMP9, 42 Units Elderly Only

NJ009000009 - Berry Gardens IV: AMP9, 286 Units Elderly Only
NJ009000016 – Thomas Stewart Apartments: AMP16, 48 Units Elderly Only
NJ009000008 – Curries Woods (3New Heckman Drive) : AMP 8, 91 Units Elderly and Disabled Families
NJ009000020 :Ocean Point East and West, AMP 20, 58 Units Elderly Only
May amend the plan to add 68 proposed units elderly only at Montgomery Gardens

7. Community Service and Self-Sufficiency

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

The After School Program, funded with local CDBG monies, continues at five public housing sites.

The JCHA A. Harry Moore CSSI Homeownership coordinator provides supportive services to A. Harry Moore residents and classes and individual counseling to all residents interested in first time homeownership.

The JCHA Local Employment & Contracting Coordinator works closely with contractors and residents through job fairs and labor pools to ensure that the Section 3 requirements are met.

A Memorandum of Understanding has been established with the Visiting Nurses of Central Jersey to provide on-site nurse visits and health education workshops at senior sites; the program will expand to family sites over the next year.

A Community & Supportive Services Program is being initiated as part of the A. Harry Moore HOPE VI Revitalization Program to primarily serve the families who relocated from Buildings #1, 2 & 7.

8.Safety and Crime Prevention

Gang and Violence Intervention Program

Agreement between the JCHA and local law enforcement agency for provision of above-baseline law enforcement activities. Cameras installed at both Montgomery Gardens and Booker T. Washington Apts. monitored by the Jersey City Police Department. Department of Justice grant for Jersey City Police Department Officers and JCHA children to learn and play chess together through our Chess Program at all family sites.

9.Pets

15.0 Pet Policy FOR JCHA-OWNED PROPERTIES

1. Approval

No pet may be kept unless agreed to in writing by Site management and the Head of the Household sign an appropriate Pet Agreement. A Resident Household is allowed only one common household pet. Pet sitting is not allowed under any circumstance for any period of time for any type of pet.

15.2 OWNERSHIP FEE

A non-refundable ownership fee of $200.00 shall be required for each dog. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time, of less than $200.00 will not be required to pay an additional fee on an existing pet.

15.3 ALLOWED PETS

No more than 24 inches in height. Must be spayed or neutered. No pit bulls, rottweilers, chow chows, boxers or allowed unless the owner can provide acceptable proof that the dog was in the household prior to 4/17/01 when the et Policy was adopted.

Cats: Must be spayed or neutered.
Birds: Must be maintained in a cage at all time.
Fish: Maximum 20-gallon aquarium. Site Management must approve of size and installation.
Small mammals: e.g. hamsters, gerbils, rabbits, etc. must be kept caged at all times

*The following animals are **not** allowed as pets:*

- Snakes of all varieties
- Members of an endangered species
- Creatures which are inherently dangerous, e.g. tarantulas, piranha, etc.

15.4 PET REGISTRATION

Prospective pet owners must register their pet before it is brought onto the premises. Registration includes:

- A certificate or license signed by the Jersey City Department of Health

- Inoculation record, as required by City and/or State regulation, that is updated annually and indicates that all required shots have been received and are current.
- Identifying tags on the pet that includes the name, address and phone number of one or more persons responsible to provide care for the pet.
- Certificate stating that the pet has been spayed or neutered.

REVOCATION OF PERMISSION TO HOUSE A PET

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

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

VIOLATION

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

10. Civil Rights Certification –

FAIR HOUSING

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

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

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

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

The JCHA will assist any family who believes they have suffered illegal discrimination by providing them copies

of the appropriate housing discrimination forms. The JCHA will also assist them in completing the forms if requested, and will provide them with the address of the nearest HUD office of Fair Housing and Equal Opportunity.

11. Fiscal Year Audit

JCHA is required to have an audit conducted. The most recent fiscal audit was completed and a draft copy has been received by the JCHA and contains one (1) finding. This audit will be submitted to HUD shortly.

12.Asset Management

10.8 PAYING RENT

Rent and other charges are due and payable on or before the first day of the month. Unless otherwise specified, all rents for conventional Public Housing should be paid at designated banking facilities identified by the JCHA, which are posted at each development or by mail. Reasonable accommodations for this requirement will be made for persons with disabilities. (Remove: unless otherwise specified, no rent payments shall be accepted at the Site Management Office.) (Add: the JCHA may allow residents to pay the rent at specified management offices via check or money order.) The Resident may not alter or change the rent statement. Any necessary adjusts to the rent must be made by authorized JCHA staff.

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

19.2a Termination for Cause (Removed "B")

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

ONE STRIKE POLICY

1. JCHA shall make its One Strike Policy widely available. To do so, JCHA shall post a copy of its Policy on the JCHA website, in the asset manager's office of every JCHA premises, and in designated areas on JCHA premises. Additionally, JCHA shall make hard copies of the One Strike Policy available upon request.

2. JCHA shall provide a copy of the One Strike Policy to residents upon move-in and, again, during annual recertification. Upon signing the lease and as a condition thereof, residents must read the One Strike Policy and be provided with the ability to review same with a JCHA employee in order to obtain the utmost clarity regarding its content. Moreover, residents (head of household and every person listed on the lease who has reached the age of a legal adult) shall be required to sign and date an appropriate acknowledgement form. The acknowledgement form should state that the signer understands JCHA's One Strike and, as a condition of the lease, promises to comply with its terms.

3. JCHA shall provide residents with and maintain uniform procedures for implementing One Strike. Such procedures include the following: the Asset Management Officer receives the Daily Arrest Bulletin and thereafter, on a daily basis, informs the Chief Compliance Officer and Asset Manager about site arrests via e-mail. The Asset Manager subsequently contacts the site-based Officer to obtain the arrest report. Next, the Asset Manager contacts the applicable Head of Household in order to discuss the arrest and reach a decision. The Asset Manager can decide one of three ways: (1) to take no further action; (2) to send a notice to cease; or (3) to contacts a Hearing Officer to schedule an informal hearing date, with two weeks notice provided to resident. If the third decision is made, then the file is assigned to the JCHA attorney and the JCHA only for a Notice of Termination (i.e. Notice to Quit). Additionally, the hearing date letter, arrest report, and confidential sheet are sent to the JCHA attorney and the Asset Management Officer. Thereafter, an Informal Hearing is held at the main office with the Resident, Hearing Officer, Asset Manager, and appropriate staff as needed. The Hearing Officer forwards the decision to the Deputy Director and Asset Manager. Upon the Deputy Director's review and approval, the Asset Manager

forwards the decision and additional information to the JCHA attorney. Court action subsequently follows in one of three ways: (1) no further action; (2) stipulation agreement; or (3) termination of tenancy/eviction. Under the third route, the Tenancy Court decides the case with a judgment of possession. The Asset Manager must notify the local post office that the individual or family no longer resides there.

4. In accordance with federal law and applicable HUD regulations, the foregoing procedure shall be triggered by an arrest, and a criminal conviction is unnecessary to demonstrate violations of the applicable lease.

5. JCHA shall pursue evictions under One Strike based on egregious crimes committed by juveniles, as permitted by law.

6. If a resident has been evicted based on a One Strike violation and the charges against the resident are dismissed—not pled down to a lesser offense—then the resident shall be reinstated to the Section 8 Voucher Program if the resident previously held a voucher. If the resident previously resided in public housing, then that resident shall be reinstated to the next available public housing unit.

7. The lease shall require the tenant to act and cause authorized tenant members, guests and other persons under the tenant's control, to act in a manner that will not disturb other tenants' peaceful enjoyment of their accommodations and will be conducive to maintaining the development in a decent, safe and sanitary condition, including refraining from behavior caused by drug or alcohol abuse that interferes with the health, safety or right to peaceful enjoyment of the premises by other tenants, housing authority employees, or persons residing in the immediate vicinity of the premises. In accordance with federal law and applicable HUD regulations, a criminal conviction is not necessary to demonstrate serious violations of the lease. Prohibited activities include, but are not limited to, the following:

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

8. JCHA shall emphasize that the foregoing list of prohibited actions is not exhaustive. In all circumstances, except in circumstances that necessitate mandatory evictions, JCHA retains the authority to, after considering all credible evidence and on a case-by-case basis, decide against termination. JCHA shall

consider the following factors when making determinations regarding authorized evictions under One Strike:

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

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

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

B. Weapon charges:
   - Firearms:
     - By Head of household --- On/Off site --- termination of tenancy.
     - Other member of household on lease --- On/Off site --- termination of tenancy.

        - Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household --- On site --- stipulation agreement for the offender not to enter the unit and no further One Strike violations from the unit for two years. Also, if the arrest happened in the unit with weapons, then termination of lease
        - Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household --- Off site --- certification to be signed by head of household must provide either A or B: (A) documentation of address for the offender; (B) change of address by the head of household for the offender from the USPS and/or notification to the USPS that mail shall not be sent to the JCHA address. Also, if charged within 500 feet of public housing, then stipulation agreement for offender not to enter the unit and no further One Strike violations from the unit for two years.
    - Weapons other than firearms:
        - By Head of household --- On/Off site --- based on the severity of weapons charge: termination of tenancy or stipulation agreement for no further One Strike violations for two years.
        - Other member of household on the lease ---On/Off site --- based on severity of weapons charge: termination of tenancy or stipulation agreement.
        - Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household --- On/Off site --- certification to be signed by the head of household providing A or B: (A) documentation of address for the offender; (B) change of address by the head of household for the offender from the USPS and/or notification to the USPS that mail shall not be sent to the JCHA address.

C. Alcohol abuse: pattern of abuse that interferes with the health, safety, or right to peaceful enjoyment of the premises by other tenants
    - Head of household and any other member of the household on the lease:
        - On site --- stipulation agreement for a rehabilitation program and no further One Strike violations for two years.
        - Off site --- N/A
    - Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household:
        - On site: stipulation agreement for the offender not to enter the unit and no further One Strike violations from the unit for two years.
        - Off site: N/A

D. Violent criminal activity:
    - Violent criminal activity that interferes with the health, safety, or right to peaceful enjoyment of the premises by other tenants:
        - Head of household --- On/Off site --- termination of tenancy.
        - Other member of the household on lease --- On/Off site--- termination of tenancy.
    - Violent criminal activity AND evidence that offender is residing in the unit
        - Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household
            - On site:
                - With evidence that offender is residing in the unit --- stipulation agreement not to enter or visit the head of household in the unit and no further One Strike violations for two years.
                - Without evidence that offender is residing in the unit --- certification to be signed
            - Off site:
                - Certification to be signed by the head of household providing A or B: (A) documentation of address for the offender; (B) change of address by the head of household for the offender from the USPS and/or notification to the USPS that mail shall not be sent to the JCHA address. Also, if charged within 500 feet of public housing, then stipulation agreement for offender not the enter the unit and no further One Strike violations from the unit for two

years.

- Violation criminal activity with additional charges:
  - Persons not on lease: relative, guest, or frequent visitor not on the lease using the address of the head of household --- On/Off site --- (1) termination of tenancy if there is evidence that the offender is residing in the unit; (2) stipulation agreement for the offender not to enter the unit and no further One Strike violations from the unit for two years.

10. Where JCHA deems appropriate and executes a stipulation agreement, JCHA shall seek eviction based upon any subsequent violations of the lease and/or One Strike which thereby violates the existing stipulation agreement. If JCHA has executed a stipulation agreement for a violation of One Strike, then JCHA may offer an informal grievance hearing to resolve the lease violation if it is not another One Strike violation.

11. Where the guidelines provide for a Stipulation Agreement, JCHA may require the removal of the offending individual from the lease. Where such alternative is appropriate, household members wishing to remain in JCHA housing must provide sufficient proof that the offending individual has indeed been physically removed from the housing unit. To do so, tenants shall refer to the following list. Tenants must provide documents and/or satisfy criteria from the following list, which must total a minimum of 10 points. For example, if a tenant provides the removed person's new lease from a different address, then such document totals 10 points; thus, the tenant has satisfied his/her obligation to remove the culpable person and, accordingly, the tenant along with the rest of his/her household may remain in JCHA housing.

    1. Lease of removed person, evidencing his/her new address (10 POINTS)
    2. Utility bill of removed person, evidencing his/her new address (7 POINTS)
    3. Is head of household willing to move to a smaller apartment? (7 POINTS)
    4. Resident in good standing (5 POINTS)
    5. JCHA checks subject apartment and finds no evidence that the culpable person is still living in the apartment (5 POINTS)
    6. Documentation notifying the USPS of a change of address for the offender (5 POINTS)
    7. Mail going to removed person at different address (3 POINTS)
    8. Request that mail not be delivered to the head of household's address (3 POINTS)
    9. Legal Disclaimer Ad in newspaper (3 POINTS)

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

13.Violence Against Women Act – (VAWA)

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

1. The JCHA will not deny admission to any applicant on the basis that they are or have been a victim of domestic violence crimes if the applicant otherwise qualifies for assistance or admission.

2. If an applicant or resident is or has been a victim of domestic violence, dating violence or stalking, they must submit a form HUD-50066 certification and other acceptable and official documentation (i.e., police report, or letters from Prosecutors office, victim services agency or medical professional, etc.) to the Property Manager to verify the incident. The documentation must be received within 14 business days of notification to the JCHA that the individual is or has been a victim of these domestic violence crimes.

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

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

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

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*
JCHA plans to engage in mixed-finance development activities for public housing at *Lafayette Gardens under a HOPE VI Revitalization grant, at* A. Harry Moore *under a HOPE VI Revitalization grant and at* Montgomery Gardens *which was recently awarded a Choice Neighborhood Planning grant as follows:*

A. Lafayette Gardens: *submit a disposition application (for vacant land) and develop a last on-site rental phase of 64 family rental units – Glennview Townhouses II by 6/12; submit a homeownership plan to provide homeownership assistance for six former Lafayette households by 5/12; and submit a final Revitalization Plan amendment to conclude the HOPE VI Program by 4/12.*

B. *A. Harry Moore: submit a disposition application (for vacant land) and develop a last on-site rental phase of 56 rental units and Pre-K classrooms – Gloria Robinson Court Homes IV by 6/12; submit a disposition application (for vacant land) and Homeownership Plan by 7/12, and develop an on-site phase of four 2-family for-sale homes under a public housing homeownership program – Freeman Avenue Homes; submit a Revitalization Plan amendment to change the planned 70-unit Phase V affordable condo development by 4/12 and subsequently to submit a disposition for JCHA Admin buildings #410, #420, AMP #99 and mixed-finance funding applications.*

C. Montgomery Gardens: *the JCHA plans to continue developing its Choice Neighborhood Revitalization Plan including developing plans for people, neighborhood and housing, for both on and off site redevelopment and will seek funding from all possible public housing, other federal, state, local and private capital sources; continue its voluntary relocation program and implement mandatory relocation as demolition/disposition approvals are received; submit a demolition/disposition application for Buildings #3, 5 & 6 by 12/12; submit a rental term sheet for the gut rehab of Building #1 to create 68 senior rentals or alternatively seek amendment of previous disposition approval to seek Section 202 funding for Building #1 (timing based on NOFAs schedules); submit a site acquisition proposal for a first phase of off-site family rental housing both with and without a mixed-use component by 10/12; if funding is available, submit a HOPE VI or Choice Neighborhoods grant application (timing based on NOFA schedules).*

7.0	The JCHA *also will start exploring the conversion of its senior developments to Section 8 vouchers.*
8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	**Capital Fund Financing Program (CFFP).** ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

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

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

9.0

Housing Needs of Families on the Waiting List			
Public Housing waiting list			
	# of families	% of total families	Annual Turnover
Waiting list total	*7,038*		125
Extremely low income <=30% AMI	*4,794*	*68.12%*	
Very low income (>30% but <=50% AMI)	*1,628*	*23.13%*	
Low income (>50% but <80% AMI)	*616*	*8.75%*	
Families with children	*2,892*	*41.10%*	
Elderly families	*1,668*	*23.70%*	
Families with Disabilities	*1,204*	*17.11%*	
Race/ethnicity *(Wht)*	*1010*	*14.35%*	
Race/ethnicity *(Blk)*	*3,286*	*46.69%*	
Race/ethnicity *(His)*	*2,546*	*36.18%*	
Race/ethnicity *(Oth)*	*224*	*3.18%*	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	*3,105*	*44.12%*	
2 BR	*2,066*	*29.35%*	
3 BR	*1,567*	*22.26%*	
4 BR	*284*	*4.04%*	
5 BR	*13*	*0.18%*	
5+ BR	3	0.04%	

Is the waiting list closed (select one)? ☐ No ☒ Yes
If yes: Closed on 05/01/2007
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? ***59*** MONTHS
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes *for specific site-based waiting lists, depending upon need.*
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes *(for Elderly Designated Buildings, the Dwight St. Homes Homeownership Plan & Higher Income Households 51%-80% AMI)*

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Extremely low income <=30% AMI	*5,009*	*71.61%*	
Very low income (>30% but <=50% AMI)	*1,710*	*24.45%*	
Low income (>50% but <80% AMI)	*276*	*3.94%*	
Families with children	*3,535*	*50.54%*	
Elderly families	*807*	*11.54%*	
Families with Disabilities	*367*	*5.25%*	
Race/ethnicity *(Wht)*	*4,605*	*65.83%*	
Race/ethnicity *(Blk)*	*1,452*	*20.76%*	
Race/ethnicity *(Hisp)*	*870*	*12.44%*	
Race/ethnicity *(Oth)*	*32*	*0.97%*	

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

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? ***134 MONTHS (SINCE 10/2002)***

Board approved closure of Mainstream waiting list 2/7/07

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes *(HOPE VI displacement, graduates of Transitional Housing Program, Homelessness Programs, and other specific targeted programs)*

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

9.1	**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.** The strategies of the JCHA to maximize the number of affordable units available include the following: • Employ effective maintenance and management policies to minimize the number of units off-line • Reduce the turnover time for vacated units. • Reduce the make-ready time to renovate units. • Seek replacement of public housing units through mixed finance developments • Seek replacement of public housing units lost through Section 8 replacement housing resources • Maintain Section 8 lease-up rates by establishing payment standards that will enable families to rent • Undertake measures to ensure access to affordable housing among families assisted by the PHA • Maintain and increase Section 8 lease-up rates by marketing the program to owners • Maintain and increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program. • Participate in the Consolidated Plan development process to ensure coordinately with broader community strategies • Promote program integrity to ensure only eligible and responsible families participate in public and assisted housing programs. • Preserve and improve assisted housing by aligning it with the broader housing market through Transforming Rental Assistance (TRA) activities by encouraging a mix of incomes, uses, tenant choice and mobility. • Explore the benefits of Moving to Work (MTW) strategies to reduce costs and achieve greater cost effectiveness in federal expenditures while giving incentives to families with children to become economically self-sufficient. • Apply for additional Section 8 vouchers should they become available • Leverage affordable housing resources in the community through the creation of mixed-finance housing • Pursue housing resources other than public housing or Section 8 tenant-based assistance. • Utilize Housing Choice Vouchers for project-based assistance program. Utilize "operating subsidy-only mechanism" for new housing developments. • Adopt rent policies to support and encourage work. • Employ admissions preferences aimed families who are working • Seek designation of public housing for the elderly • Apply for special-purpose vouchers targeted to the elderly • Provide assisted living services for existing elderly developments, and develop new elderly only developments • Carry out modifications needed in public housing based on the section 504 Needs Assessment for public housing. • Ensure feasible accessibility, modifications, adaptability and visitability in Curries Woods, Lafayette Gardens, A. Harry Moore and Montgomery Gardens HOPE VI on-going programs and projected programs. Provide homeownership opportunities for persons in need of accessible units. Provide Section 8 project-based assistance to programs that provide accessible units. • Affirmatively market to races/ethnicities shown to have disproportionate housing needs. • Secured ARRA funds and established a "Greenhab Crew" to do extensive renovations of vacant units with green/healthy technology and materials. • Implementation on Energy Performance Contract to improve energy efficiency at Public Housing AMPs.

10.0	**Additional Information.** Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan. The JCHA continues to see the progress we are making in meeting our missions and goals. • Ongoing planning and implementation of Revitalization Programs including the use of HOPE VI *and Choice Neighborhood. Closing on Glennview Townhouses II (Lafayette Gardens HOPE VI Phase VII) anticipated for 12/12. Closing on AHM Phase IIIB (A. Harry Moore HOPE VI) anticipated for 12/12. Closing on Freeman Avenue Homes (A. Harry Moore Phase IV) anticipated for 12/12. Mixed-finance funding applications to be submitted by 5/12 for A. Harry Moore Phase V and Montgomery Gardens Phase I and Phase II. Submission of draft Choice Neighborhood Plan by 11/12.* • Aggressively pursuing and applying for grants. • The JCHA received a $250,000. Emergency Safety and Security Grant from HUD to address capital improvements at Marion Gardens • We have seen an increase in our REAC scores and continue to address the condition of our developments and housing units to ensure our residents are living in safe • The Deputy Director and Asset Managers continue to enforce all lease violations and evictions as per the ACOP and lease. • The JCHA continues to expand services to promote and support Resident Self-Sufficiency including new Homeownership Opportunities at Freeman Homes. Our Self-Sufficiency Program continues to help many residents. • In order to improve and expand affordable housing opportunities for Senior Citizens, the JCHA is developing a new senior designated mixed-income community *at Montgomery Gardens* through innovative partnerships with private developers. • Significant Improvements are on-going at our existing senior developments through the use of Capital and Leveraging Funds. • In order to achieve greater financial stability, the JCHA has increased the flat rents, entered into inter-local agreements, leased office space, and continues to investigate other sources of revenue. • As we continue to facilitate the transition to Asset Management, we have been successful in many aspects as noted by HUD during a review and also during our Stop-Loss evaluation. • Numerous training sessions were attended by staff on Asset Management, REAC inspections, budgets, etc. to provide training and development and to further our supportive goals. • The JCHA received a *second* Resident Opportunities & Self-Sufficiency (ROSS) Grant for Service Coordinators for *two* public housing communities *for the period of 6/1/12 to 5/31/17.* The Coordinators provide individualized case management services, a computer lab and job readiness workshops on site and refer residents to appropriate local service providers in the community. • In order to enhance and expand Management Information Systems and Broaden and Foster Agency Communications, the JCHA is in the process of upgrading our computer and telephone systems. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The JCHA defines a "significant amendment" or a "substantial deviation/modification" of the Agency Plan to be any change in policy, programs, rules or practices that would normally require authorization by the JCHA Board of Commissioners through a Board Resolution.

11.0	**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (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. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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 off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

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

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

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

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

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

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

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

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

(a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:
http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:
http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:
http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

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

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

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

(b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

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

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

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report*** **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

6.0 (a)	**PHA Plan Update. Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.** • *Mission Statement* • *Primary and Supportive Goals* *ACOP Sections:* • *6.6c Closing the waiting list: JCHA may open specific site-based lists depending upon need* • *6.6c Local Preferences: deleted statements listed on page 3 of Annual Plan template* • *6.9 Deconcentration – Mixed Finance: deleted section on HOPE VI Dwight St. Homes II* • *10.4 Flat Rent: increased flat rents by 5% for all sites except Montgomery Gardens which is under revitalization* • *14.3 Inspection Procedures: charging ½ hr or hourly rate for resident caused damages in addition to cost of materials* *Administrative Plan Sections* ***(No RAB/Public Comment on these Plan Revisions)*** • *Chapter 4 Waiting List Preference: Upon voucher turnover, JCHA will reissue voucher to specific "targeted" program* • *Chapter 15 Contract Termination: If sufficient funding is no longer available, JCHA will terminate contracts pursuant to families with lowest subsidy; seniors & disabled with lowest subsidy; relocatees from JCHA Revitalization Program; project-based vouchers upon expiration of contract & legal requirements; special targeted programs* • *Chapter 21 FSS Action Plan: Program minimum is 258 families but JCHA will assist as many as possible and JCHA has no liability if resources & service are not provided. Contract of Participation can be terminated if family ports out and enters into receiving HA FSS Program. JCHA will advance escrow if family is enrolled in FSS Program for at least 1 yr and will allow use of escrow to pay bills in order to become debt free, improve credit score, etc. Escrow will be forfeited under portability unless family met obligations before being absorbed by receiving HA.*

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the_x_ 5-Year and/or_x_ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Jersey City Housing Authority
PHA Name

NJ39P009
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2012- 2016

Annual PHA Plan for Fiscal Years 2012- 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Maria Maio	Executive Director
Signature: Maria Maio	Date: 1/11/2012

Civil Rights Certification	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **Expires 08/30/2011**

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Jersey City Housing Authority
PHA Name

NJ39P009
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Maria Maio	Executive Director
Signature	Date 1/11/2012

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Jersey City Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Grant

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Maria Maio	Executive Director
Signature	Date
X Maria Maio	1/11/2012

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Jersey City Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Grant

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Maria Maio	Executive Director
Signature	**Date (mm/dd/yyyy)**
Maria Maio	1/11/2012

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
☐ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	☐ a. bid/offer/application b. initial award c. post-award	☐ a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity: ☐ Prime ☐ Subawardee Tier _____, *if known*: **Congressional District**, *if known*: 4c	**5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:** **Congressional District**, *if known*:
6. Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	Signature: Maria Maio Print Name: Maria Maio Title: Executive Director Telephone No.: 201-706-4601 Date: 1/11/2012

Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Jersey City Housing Authority Page 2 of 2

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Standard Form - LLL-A

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB# 2577-0226 Expires 08/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Danice Toon the Community Devel. Director certify that the Five Year and Annual PHA Plan of the J. C. Hsg. Authority is consistent with the Consolidated Plan of Jersey City prepared pursuant to 24 CFR Part 91.

Danice Toon 1/12/12

Signed / Dated by Appropriate State or Local Official

PAGE #	*CURRENT POLICY*	*JCHA RECOMMENDATIONS*	*RESIDENT COMMENTS*	*FINAL*
Pg. 8	***5.0 Required Postings***	**ADD:** C. Smoke Free Poster		
Pg. 11	***6.1 Introduction***	**ADD:** Glenview Townhouses I (63 units/38 ACC) Barbara Place and Grand Street A. Harry Moore III (60 units/24ACC) 324 Duncan Avenue		
Pg. 15	***6.6c Closing the Waiting List*** The JCHA closed the conventional Public Housing waiting lists…effective on May 1, 2007.	**ADD:** The JCHA may open specific site-based waiting lists depending upon need.		
Pg. 21	***6.8c Local Preferences*** A "Victim/Witness" is defined as a person who witnessed and provides information or testimony on criminal activity to a law enforcement agency, and based on a threat assessment, the law enforcement agency recommends re-housing the family to avoid reprisals. To qualify for the Victim/Witness preference, the applicant must currently reside in a unit owned by the JCHA.	**DELETE:** **To qualify for the Victim/Witness preference, the applicant must currently reside in a unit owned by the JCHA.**		

PAGE #	*CURRENT POLICY*	*JCHA RECOMMENDATIONS*	*RESIDENT COMMENTS*	*FINAL*
Pg. 22	***6.8c Local Preferences*** ***Preferences*** **1.** Jersey City Resident /Working Family/Income Mixing **2.** J.C. Resident/Victim Witness or Victim of Domestic Violence / Working Family **3.** J.C. Resident/Victim Witness or Victim of Domestic Violence **4.** J.C. Resident/Working Family/Veteran **5.** J.C. Resident/Working Family **6.** J.C. Resident/Veteran **7.** J.C. Resident **8.** Other	**DELETE:** **2.** J.C. Resident/Victim Witness or Victim of Domestic Violence / Working Family **3.** J.C. Resident/Victim Witness or Victim of Domestic Violence		**RETAIN – DO NOT DELETE PREFERENCES**
Pg. 22	***6.8c Local Preferences*** And, a one or two person elderly or disabled family will be offered a unit before a single non-elderly person or disabled person. Single Applicants: a one or two person elderly, disabled family will be offered a unit before a single non-elderly or non-disabled person.	**DELETE:** **And, a one or two person elderly or disabled family will be offered a unit before a single non-elderly person or disabled person.** **Single Applicants: a one or two person elderly, disabled family will be offered a unit before a single non-elderly or non-disabled person.**	**Q:** Will only young, single applicants be offered a unit on a higher floor? **A:** No, we would still follow the waiting list but would not have to skip over non-elderly and non-disabled applicants.	

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 23	***6.8d Median Income Comparison Chart- Eligible JC Population***	**DELETE CHART**		
Pg. 23	***Existing JCHA Population (9/10)***	**UPDATED:**		

F SIZE	0-30%	31-50%	51-80%
1	12.43%	0.50%	0.06%
2	10.09%	1.32%	0.15%
3	8.09%	1.49%	0.24%
4	4.31%	1.01%	0.17%
5	1.74%	0.47%	0.14%
6	0.63%	0.15%	0.03%
7 & more	0.19%	0.08%	0.01%

F-size	0-30%	31-50%	51-80%
1	42.89%	4.47%	0.87%
2	17.12%	5.69%	3.31%
3	9.40%	3.95%	2.79%
4	5.63%	2.03%	1.10%
5	2.50%	1.74%	1.28%
6	0.81%	0.46%	0.52%
7 & more	1.04%	0.29%	0.17%

Fam. SIZE	**0-30%**	**31-50%**	**51-80%**
1	**33.38%**	**8.65%**	**3.78%**
2	**11.16%**	**6.67%**	**4.30%**
3	**8.51%**	**4.82%**	**3.50%**
4	**3.88%**	**2.79%**	**1.42%**
5	**2.08%**	**1.23%**	**0.76%**
6	**1.13%**	**0.33%**	**0.33%**
7+	**0.01%**	**0.01%**	**0.02%**

PAGE #	*CURRENT POLICY*	*JCHA RECOMMENDATIONS*	*RESIDENT COMMENTS*	*FINAL*
Pg. 25, 26	***HOPE VI Dwight Street Homes II Homeownership Program***	**DELETE: Entire Section**	**Q:** Will the JCHA continue to request money for Montgomery Gardens? **A:** We will apply for all grants that are available.	
Pg. 27	***6.10 Occupancy Standards*** Children whose custody is shared between two parents or guardians may be included in the family composition only if the JCHA receives evidence that the amount of time spent by the children in the lease holder's apartment is at least 50% of the time.	**ADD:** …only if the JCHA receives evidence **through Court Order** that the amount of time spent…		
Pg. 55	***10.4 Flat Rent*** The JCHA has established a schedule of "Flat Rents" for each Public Housing unit as required by QHWRA law and HUD rules. In doing so, it analyzed the area's market rent levels, the Section 8 Fair Market Rent (FMR), the size and type of the unit, its age, amenities, services, utilities provided, neighborhood and any other extenuating circumstances.	**CHANGE:** **Based upon a review of the stated HUD criteria, the Flat Rent amounts will be increased by 5% (same increase as the Section 8 FMR) except at Montgomery Gardens which will be increased by 3%.** ***(Please see attached DRAFT Flat Rent chart)***	• We were told that the Flat Rent would not increase for Montgomery Gardens. • Why is the Flat Rent for Stewart Apts. Lower than other sites? (A: some pay utilities & others do not) • The calculation for Holland Gardens is wrong – more than 5%. • We disagree with increasing the Flat Rent at Curries Woods – doesn't add up & we're in a recession.	• **The MG Flat Rent will not be increased.** • **5% increase will be for all sites but Montgomery** • **#'s were checked & corrected.** • **Flat Rent is less than 30% & affects few.**

PAGE #	*CURRENT POLICY*	*JCHA RECOMMENDATIONS*	*RESIDENT COMMENTS*	*FINAL*
Pg. 60	***10.8 Paying Rent*** Rent and other charges are due and payable on or before the first day of the month. Unless otherwise specified, all rents for conventional Public Housing should be paid at designated banking facilities indentified by the JCHA, which are posted at each development or by mail **in the self-addressed envelope included with the monthly rent statement.**	**DELETE:** **"in the self-addressed envelope included with the monthly rent statement."** **ADD:** **The JCHA may allow residents to pay the rent at specified management offices via check or money order.**		
Pg. 60	***10.8 Paying Rent*** If the rent is not paid by the tenth of the month, **a Notice to Vacate will be issued to the resident.** In addition, a **$15.00 late charge** will be assessed to the resident. If the rent is paid by a personal check and the check is returned for insufficient funds, this shall be considered a non-payment of rent and the resident will incur the late charge **plus a fee of up to $25.00** processing costs.	**DELETE:** **"a Notice to Vacate will be issued to the resident."** ***CHANGE:*** **FROM: "a $15.00 late charge"** **TO: "a $25.00 late charge"** ***CHANGE:*** **FROM: "plus a fee of up to $25.00"** **TO: "plus a fee equal to the processing cost."**	• There are times when the rent will be paid late and it's okay to charge a late fee but residents shouldn't be evicted. (A: we removed the eviction clause last year and are reflecting the change in the ACOP).	

PAGE #	CURRENT POLICY	JCHA RECOMMENDATIONS	RESIDENT COMMENTS	FINAL
Pg. 81	***14.3 Inspection Procedures*** • The cost to repair (both labor and materials) any damage…will be charged to the resident household according to the JCHA's (or Agent's) Maintenance Charge List. The Maintenance Charge List will be updated by the JCHA (or its Agent) periodically to reflect the real cost of repairs to the JCHA (or its Agent).	**CHANGE:** • The resident household will be charged an hourly or one-half hourly rate to repair any damage beyond normal wear & tear. The rate charged will reflect total labor cost, including benefits, per the chart below: Residents will also be charged for the cost of materials.		

	½ Hr Rate	Hr Rate
Site Staff		
Foreman	**$27**	**$54**
Sr. Maint. Repair	**$23**	**$45**
BMW	**$19**	**$38**
Skilled Tradesmen	**½ Hr Rate**	**Hr Rate**
Sr. Electrician	**$31**	**$63**
Electrician	**$30**	**$60**
Millwright	**$30**	**$60**
Oil Burner Mech	**$30**	**$60**
Welder	**$29**	**$59**
Carpenter	**$29**	**$57**
Plumber	**$29**	**$57**
Mason/Plasterer	**$27**	**$54**
Sewer Cleaner	**$25**	**$50**

PAGE #	*CURRENT POLICY*	*JCHA RECOMMENDATIONS*	*RESIDENT COMMENTS*	*FINAL*
Pg. 89	***17.0 Smoke Free Policy*** Smoking will be prohibited in all common areas at each of the JCHA's developments. That includes community rooms, elevators, lobbies, hallways, basements, etc. If you have an oxygen tank, you cannot smoke in your unit because not only are you endangering your home but your neighbors.	**ADD:** **Smoking will not be permitted in residential units at Berry Gardens, Thomas J. Stewart Apts., and 3 New Heckman Drive. The JCHA will designate special areas outside of these buildings where smoking will be permitted. The JCHA will provide referrals to counseling programs for residents who want to stop smoking.** **The Asset Manager will investigate complaints of resident smoking in units at the above mentioned sites. Residents found to be in violation of the Smoke Free Policy will receive a written warning and then progressive fines for each additional violation of $15, $25, and $50 for continued violations.**	• We disagree since Seniors have been smoking for many years – it's one of the few pleasures left. • If you are so concerned about our health, why make us go outside in the cold? • We disagree about our Seniors not being able to smoke – maybe we can find a solution for their smoking and safety. • Smoking is an addiction and it will be difficult to enforce this policy.	**The JCHA will not revise the Smoke Free Policy & smoking will be allowed in units.** **The JCHA will survey family sites during the year & solicit resident input at community meetings. Issue will be revisited during RAB meetings in the Fall.**
Pg. 107	***19.7 Return of Security Deposit***	**ADD:** **Glenview Terrace** ***(Address to be determined)*** **Gloria Robinson III & IV** ***(Address to be determined)***		

Jersey City Housing Authority
Building Communities...Creating Opportunities...Transforming Lives

400 US Highway #1 (Marion Gardens) Jersey City, New Jersey 07306
Tel 201.547.6600 TDD 201.547.8989 Web www.jcha.us

Jersey City Housing Authority Public Housing Program Admissions and Continued Occupancy Policy (ACOP) Revisions 11.0 Required Submission for HUD Field Office Review Agency Plan Template (g) Challenged Elements

10.4 The Flat Rent:
Based upon a review of HUD criteria, the JCHA has proposed raising the Flat Rents by 5% (equal to the FMR increase) for all developments with the exception of Montgomery Gardens which will increase by 3% since the site is under revitalization.

RAB members disagreed with any increase to the Flat Rents citing the poor economy and financial difficulties with which residents are already struggling. Another RAB member thought that the calculation for a site was incorrect. The JCHA reviewed the calculation and made the correction. There was discussion regarding why some of the Flat Rents were higher or lower than others in different areas and it was explained that the rent depends upon location, amenities, whether utilities are included, etc.

RAB members from Montgomery Gardens disagreed with any increase, however modest, for that site. Based on comments received, the JCHA will not raise the Flat Rent at Montgomery Gardens.

17.0 Smoke Free Policy:
Based upon HUD memorandum issued in July 2009 "strongly encouraging" PHAs nationwide to adopt a smoking ban in units and due to associated health risks and potential for fire/property damage, the JCHA is proposing phasing in a smoking ban in units beginning with the senior buildings. The JCHA conducted a mail survey of senior sites and the majority of the residents who responded were in favor of the policy. The JCHA intends to survey the family sites and phase in the policy at those sites.

RAB members from Berry Gardens, a senior site, disagreed with the smoking ban stating that most seniors have been smoking for many years and don't want to give it up now. Another RAB member noted that smoking is an addiction and the policy would be difficult to enforce. There was discussion regarding the JCHA providing a designated area outside of the building for smoking but residents would have to go out into the cold and rain to access it.

Based upon comments received, the JCHA will not institute a smoking ban in units at this time. The JCHA will survey the family sites and hold several community meetings throughout the year to obtain additional feedback.

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:	Grant Type and Number	FFY of Grant: 2007
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: **2007**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$ 1,125,041	$ 1,125,041	$ 1,125,041	$ 1,125,040
3	1408 Management Improvements	$ 802,697	$ 679,525	$ 679,525	$ 679,149
4	1410 Administration (may not exceed 10% of line 21)	$ 562,520	$ 549,232	$ 549,232	$ 540,385
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$ 100,000	$ 115,097	$ 115,097	$ 115,097
8	1440 Site Acquisition				
9	1450 Site Improvement	$ 205,000	$ 67,891	$ 67,891	$ 22,885
10	1460 Dwelling Structures	$1,660,000	$1,691,917	$1,691,917	$1,602,288
11	1465.1 Dwelling Equipment—Nonexpendable	$ 130,000	$ 126,106	$ 126,106	$ 126,106
12	1470 Non-dwelling Structures	$ 115,000	$ 9,966	$ 9,966	$ 9,966
13	1475 Non-dwelling Equipment	$ 120,000	$ 244,652	$ 244,652	$ 244,652
14	1485 Demolition	$ 0	$ 0	$ 0	$ 0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$0	$ 215,000	$ 215,000	$ 214,836
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-07 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2007** **FFY of Grant Approval: 2007**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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	$804,945	$ 800,776	$ 800,776	$ 800,776
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,625,203	$5,625,203	$5,625,203	$5,481,180
21	Amount of line 20 Related to LBP Activities	$ 0	$ 0	$ 0	$ 0
22	Amount of line 20 Related to Section 504 Activities	$ 0	$ 0	$ 0	$ 0
23	Amount of line 20 Related to Security - Soft Costs		$ 0	$ 0	$ 0
24	Amount of line 20 Related to Security - Hard Costs	$ 0	$ 0	$ 0	$ 0
25	Amount of line 20 Related to Energy Conservation Measures	$ 0	$ 0	$ 0	$ 0

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

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

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

Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
JCHA-Wide				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Admin	JCHA Staff Planning, Coordination,	1410		$512,520	527,016	527,016	503,273	
	Supervision, Monitoring, Inspection,							
	And Acctg, Legal	1410.4		$ 50,000	22,216	22,216	37,112	
Debt Service	Annual debt service payment	1501		$804,495	800,776	800,776	800,776	
Fees & Costs		1430.1		0				
	JCHA Inspection	1430.7		0	51,184	51,184	115,097	
Operations	Operations	1406		1,125,041	1,125,041	1,125,041	1,125,040	
Mgmt Improvements		1408		802,697	595,715	595,715		
	Off Duty Police						561,995	
	Asp Staff						16,384	
	Total JCHA-Wide			$3,295,203	$3,121,948	$3,121,948	$3,159,677	

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

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

Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Operations**	1406						
	Fees & Costs	1430						
				0	0	0	0	
	Site Improvement Utilities	1450						
	Underground Steam/Return			$0	0	0	0	
				0				
	Mechanical and Electrical:	1460						
	Roof Repair			$10,000	5,000	5,000	975	
	Interior Sewer Cleaning		FA	$15,000	16,807	16,807	16,807	
	Hot water System/Convector Piping		Fa	$15,000	85,000	85,000	56,877	
	Boiler Equipment			$0	0	0	21,187	
	Apt Painting (Seniors)			$0				
	Paint Halls/Stairwells			$0				
	Electric: Exterior Security Lighting		FA	$10,000	30,000	30,000	9,826	
	Kitchen Mod (Minor)		FA	$25,000	0	0	0	
	Bath Mod (minor)			$0				
	Fire Escape Refurb			$20,000	0	0	0	
	Fire Alarm System Upgrade		FA	$10,000	15,000	15,000	9,201	
	Pipe Insulation			$10,000	0	0	0	
	Facility Masonry Repairs							
	Tuck pointing/Brickwork Repair			$25,000	20,033	20,033	1,092	
	Apt / Vacancy Refurb		FA	$0	35,000	35,000	117,127	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000	14,368	14,368	14,368	
	Maintenance Equipment:	1475		$15,000	35,031	35,031	35,031	
	Total, AMP 002			$170,000	$256,539	$256,539	$282,490	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Operations**	1406						
Apts & Annex	**Management Improvements**	1408						
	Crime Prevention Initiative			0	50,500	50,500	49,459	
	Site Improvements	1450						
	Utility Sewers			$110,000	20,000	20,000	7,142	
	Mechanical and Electrical:							
	Roof Repair / Tuckpointing			$15,000	15,000	15,000	4,617	
	Facility Doors: Interior and Exterior		FA	$10,000	50,000	50,000	28,982	
	Interior Sewer Cleaning		FA	$15,000	8,247	8,247	8,247	
	LBP & Mold Testing / Abatement		FA	$40,000	40,000	40,000	14,593	
	Boiler Tube Replacement		FA	$15,000	20,000	20,000	13,723	
	Interior Steam & Return Line		FA	$30,000	42,336	42,336	0	
	Electric: Exterior Security & Lighting		FA	$12,000	8,000	8,000	5,736	
	Fire Alarm System Upgrade		FA	$15,000	10,000	10,000	4,883	
	Utility Monitoring System		FA	$20,000	10,000	10,000	10,000	
	Paint Halls /Stairwells			0	0	0	0	
	Facility Masonry Repairs		FA	$20,000	0	0	0	
	Rewire Apts							
	Pump Repair		FA	$20,000	0	0	0	
	Boiler Refurb		FA	$15,000	15,000	15,000	12,901	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Site:**							
Apts & Annex	**Dwelling Structures & Units**	1460						
	Boiler Equipt			$75,000	14,250	14,250	14,250	
	Exterior Painting			$0	0	0	0	
	Pipe Insulation			$30,000	0	0	0	
	Apt / Vacancy Refurb							
	Stairwell Refurbishment			$0	59,750	59,750	22,800	
				$0	0	0	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000	20,436	20,436	25,114	
	Maintenance equipment	1475		$15,000	33,551	33,551	33,551	
	Total, AMP 003			$477,000	$417,070	$417,070	$380,074	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Operations**	1406						
	Fees & Costs	1430						
	Site Improvements	1450						
	Playground Equipt			$20,000	0	0	0	
	Sidewalks			$20,000	0	0	33	
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior		FA	$10,000	10,000	10,000	0	
	Facility Masonry Repair		FA	$10,000	5,000	5,000	351	
	Interior Steam & Return		FA	$0				
	Boiler Equipt			$80,000	0	0	1,413	
	Stairwell Painting & Tiling			$15,000	96,780	96,780	96,093	
	LBP Abatement / Mildew Remediation		FA	$30,000	50,000	50,000	253	
	Electric: Exterior Security Lighting			$10,000	20,000	20,000	11,251	
	Bathroom Mod (Minor)			$0				
	Interior Sewer Cleaning			$15,000	15,000	15,000	5,336	
	Roof Repair		FA	$15,000	15,000	15,000	3,006	
	Fire Alarm System Upgrade		FA	$10,000	10,000	10,000	3,204	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Dwelling Structure & Units**	1460						
	Pipe Insulation			$10,000	10,000	10,000	0	
	Pump Refurb/Zone Controls			$0				
	Utility Monitoring			$10,000	10,0000	10,000	5,999	
	Boiler Refurb			$20,000	30,000	30,000	13,383	
	Security Cameras			$0	52,220	52,220	55,061	
	Apt / Vacancy Refurb			$0	0	0	3,735	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000	15,827	15,827	15,827	
	Total, AMP 004			$305,000	339,827	339,827	214,947	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Fees & Costs:**	1430						
	Site Improvements:	1450						
	Playground Equipt			$5,000	0	0	0	
	Sidewalks			0	7,891	7,891	7,891	
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing		FA	$15,000	35,000	35,000	22,474	
	Apt Painting (Seniors)		FA	$0	0	0	6,921	
	Bathroom Mod (Minor)			$0				
	Interior Steam & Return		FA	$15,000	15,000	15,000	12,240	
	Electric: Exterior Security Lighting		FA	$10,000	10,000	10,000	6,481	
	Fire Escape Refurb		FA	$15,000	0	0	0	
	Facility Masonry Repairs			$0				
	Roof Repair			$15,000	15,000	15,000	2,513	
	Fire Alarm System Refurb		FA	$10,000	10,000	10,000	5,098	
	LBP Testing & Abatement		FA	$40,000	53,600	53,600	32,236	
	Kitchen Mod (minor)			$15,000				
	Interior Sewer Cleaning		FA	$0				
	Hot Water Tank			0	4,258	4,258	1,632	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Dwelling Structure & Units**	1460						
	Pipe Insulation			$20,000	10,000	10,000	0	
	Stairwell Refurb			$0	$13,102	13,102	13,102	
	Apt / Vacancy Refurb		FA	$0	5,000	5,000	786	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000	14,276	14,276	14,276	
	Non Dwelling Structures:	1470						
	Community Hall Ref			$5,000	0	0	0	
	Maintenance Equipment	1475		$15,000	17,534	17,534	17,534	
	Total, AMP 005			$180,000	$220,661	$220,661	$220,661	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Management Improvements**	1408						
	Crime Prevention Initiative			0	51,310	51,310	51,310	
	Fees & Costs	1430						
	Master Plan			$100,000	0	0	0	
	Site Improvements & Utilities	1450						
	Site Improvements			$0	0	0	0	
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior		FA	$15,000	32,975	32,975	32,975	
	Elevator Controls		FA	$40,000	56,779	56,779	56,779	
	Apt/Vac Refurb			$0				
	Interior Sewer Cleaning		FA	$0				
	Electric: Exterior Security Lighting		FA	$60,000	10,000	10,000	3,783	
	Stairwell Tiling							
	Paint Halls/Stairwells			$0				
	Fire Alarm System Upgrade		FA	$20,000	15,000	15,000	8,626	
	Interior Steam & Return			$25,000	0	0	0	
	Compactor System			$30,000	70,000	70,000	86,916	
	LBP Testing/Abatement		FA	0	25,000	25,000	13,658	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Dwelling Structure & Units**	1460						
	Plastering Work Items							
	Pipe Insulation			$10,000	0	0	0	
	Apt Painting (Seniors)							
	Vent System Refurb							
	Vacuum System Upgrade			$25,000	0	0	0	
	Maintenance Equipt	1475						
	Maintenance Vacuum			$15,000	58,904	58,904	58,904	
	Fire Safety Equipt			$20,000	$12,359	12,359	12,359	
	Dwelling Equipment	1465						
	Ranges & Refrigerators			$20,000	13,229	13,229	12,329	
	Non-Dwelling Structures	1470						
	Manager's Office Ref & Lobby			$10,000	9,966	9,966	9,966	
	Relocation Costs	1495.1		0	215,000	215,000	214,837	
	Total, AMP 006			$390,000	570,522	570,522	577,877	

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 007				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
A Harry Moore								
	Site Improvements	1450						
	Sewerline							
	Mechanical and Electrical:	1460						
	Facility Doors			$0				
	Paint Halls/Stairways			$0				
	Apt Painting (Seniors)			$0				
	Interior Steam & Return			$0				
	Electric: Exterior Security Lighting		FA	$30,000	731	731	731	
	Interior Sewer Cleaning			$0	0	0	0	
	Compactor System		FA	$30,000	21,762	21,762	21,762	
	Elevator Shaft & Controls		FA	$40,000	20,534	20,534	20,534	
	Fire Alarm System Refurb		FA	$20,000	3,205	3,205	3,205	
	Ranges & Refrigerators	1465.1		$10,000	1,368	1,368	,1368	
	Fire Safety Equipt	1475		$10,000	7,249	7,249	7,249	
	Total AMP 007			$140,000	54,849	54,849	54,849	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 008				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Curries Woods								
	Fees & Costs	1430						
	Site Improvements & Utilities	1450						
	Dwelling Structures	1460						
	Exterior Door Painting			$15,000	0	0	0	
	Painting Halls/Stairs			$0				
	Roof / Siding Repair			$0				
	Plastering Work Items			$0				
	Fire Alarm System			$0				
	Phase II Floors Refurbished		FA	$100,000	180,000	180,000	239,238	
	Elevator Motor Repl			$60,000	0	0	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000	26,290	26,290	26,290	
	Non Dwelling Structures	1470						
	3 NHD Refurb (1st Floor)			85,000	0	0	0	
	Maintenance Equipment	1475		$15,000	36,151	36,151	36,151	
	Total			$290,000	242,441	242,441	317,423	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens								
I, II, III & IV	**Site Improvements**	1450						
	Sidewalks			$40,000	40,000	40,000	7,819	
	Mechanical and Electrical:	1460						
	Paint/Tile Halls/Stairways			$25,000	64,000	64,000	79,042	
	Domestic Hot water Tank			$0	12,844	12,844	12,844	
	Electric: Exterior Security Lighting		FA	$10,000	10,000	10,000	1,928	
	Apt Painting		FA	$0	0	0	6,984	
	Elevator Shaft & Controls		FA	$25,000	33,662	33,662	16,887	
	Compactor System Refurbishment		FA	$10,000	10,000	10,000	9,111	
	Fire Pump Refurbishing			$20,000	0	0	14,620	
	Masonry Repairs		Fa	$0	15,000	15,000	12,940	
	Fire Alarm System Upgrade		FA	$10,000	11,000	11,000	8,093	
	Roof Repair			$10,000	12,449	12,449	12,449	
	Interior Steam & return			$20,000	0	0	0	
	Kitchen Mod (Minor)			$20,000	0	0	0	
	Facility Masonry Repair			$20,000	15,000	15,000	4,233	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	Security Upgrade			$0	0	0	95,790	
I, II, III & IV	Apt / Vacancy Refurb			$0	35,000	35,000	6,318	
	Pipe Insulation			$20,000	20,000	20,000	14,214	
	Apt/Hallway Floor ref			$50,000	38,000	38,000	1,934	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000	15,517	15,517	15,517	
	Maintenance Equipment	1475						
	Maintenance Vacuum			$15,000	43,874	43,874	43,874	
	Total, AMP 009			$310,000	376,346	376,346	364,599	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 016				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
TJ. Stewart Apts	**Site Improvements**	1450		$				
	Front entrance			$10,000	0	0	0	
	Dwelling Structures	1460						
	Heating: Boiler Ref			$5,000	5,000	5,000	2,205	
	Elevator Shaft & Control Room Wiring		FA	$10,000	10,000	10,000	1,222	
	Roof repair			$5,000	5,000	5,000	745	
	Compactor System			$3,000	3,000	3,000	178	
	Facility Masonry Repair			$5,000	5,000	5,000	5,000	
	Bathroom Vanity			$10,000	0	0	0	
	Apt / Vacancy Refurb			$0	10,000	10,000	0	
	Tuckpointing			$0				
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			$5,000	5,000	5,000	1,017	
	Non-Dwelling Structures							
	Lobby Stairs & Hallways	1470		$15,000	0	0	0	
	Total, AMP 016			$68,000	43,000	43,000	7,647	

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Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ39P009501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Dwight St. Homes, AMP 010								
	Apt/Vacacny Refurb	1460	FA	0	0	0	8,178	
	Total, AMP 010			0	0	0	8,178	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	9/12/09		9/12/11		
Debt Service	9/12/09		9/12/11		
AMP 002, Marion Gardens	9/12/09		9/12/11		
AMP 003, Booker T. Washington	9/12/09		9/12/11		
AMP 004, Hudson Gardens	9/12/09		9/12/11		
AMP 005, Holland Gardens	9/12/09		9/12/11		
AMP 006, Montgomery Gardens	9/12/09		9/12/11		
AMP 007, A. Harry Moore Apts.	9/12/09		9/12/11		
AMP 008, Curries Woods	9/12/09		9/12/11		
AMP 009, Berry Gardens, I-IV	9/12/09		9/12/11		
AMP 016, Thomas J. Stewart Apts	9/12/09		9/12/11		
Amp 010, Dwight St. Homes	9/12/09		9/12/11		

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

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

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

Part I: Summary

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

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/11 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$ 1,069,180	$ 1,069,180	$ 1,069,180	$ 1,069,176
3	1408 Management Improvements	$ 594,397	$ 494,397	$ 494,397	$ 472,047
4	1410 Administration (may not exceed 10% of line 21)	$ 534,590	$ 534,590	$ 534,590	$ 532,982
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$ 0	$ 42,153	$ 42,153	$ 42,153
8	1440 Site Acquisition				
9	1450 Site Improvement	$ 120,000	$ 171,134	$ 171,314	$ 84,316
10	1460 Dwelling Structures	$1,906,085	$2,023,891	$2,023,891	$ 917,592
11	1465.1 Dwelling Equipment—Nonexpendable	$ 165,000	$ 165,000	$ 165,000	$ 147,276
12	1470 Non-dwelling Structures	$ 10,000	$ 10,000	$ 10,000	$ 10,000
13	1475 Non-dwelling Equipment	$ 45,000	$ 0	$ 0	$ 0
14	1485 Demolition	$ 100,000	$ 33,907	$ 33,907	$ 33,907
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$0	$ 0	$ 0	$ 0
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.

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

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

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

Part I: Summary

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

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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	$801,648	$ 801,648	$ 801,648	$ 585,498
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,345,900	$5,345,900	$5,345,900	$3,894,947
21	Amount of line 20 Related to LBP Activities	$ 0	$ 0	$ 0	$ 0
22	Amount of line 20 Related to Section 504 Activities	$ 0	$ 0	$ 0	$ 0
23	Amount of line 20 Related to Security - Soft Costs		$ 0	$ 0	$ 0
24	Amount of line 20 Related to Security - Hard Costs	$ 0	$ 0	$ 0	$ 0
25	Amount of line 20 Related to Energy Conservation Measures	$ 0	$ 0	$ 0	$ 0

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
JCHA-Wide				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Admin	JCHA Staff Planning, Coordination,	1410		$484,590	484,590	484,590	484,590	
	Supervision, Monitoring, Inspection,							
	And Acctg, Legal	1410.4		$ 50,000	50,000	50,000	48,392	
Debt Service	Annual debt service payment	1501		$801,648	801,648	801,648	585,498	
Fees & Costs		1430.1		0	0	0	0	
	JCHA Inspection	1430.7		0	0	0	42,153	
Operations	Operations	1406		1,069,180	1,069,180	1,069,180	1,069,176	
Mgmt Improvements		1408						
	Off Duty Police (All AMPs)			436,200	436,200	500,400	472,048	
	ASP Staff			93,997	93,997	93,997	0	
	Sr Support Staff			64,200	0	0	0	
	Total JCHA-Wide			$2,999,815	$2,999,915	$2,999,815	$2,116,349	

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Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-0 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Operations**	1406						
	Fees & Costs	1430						
				0	0	0	0	
	Site Improvement Utilities	1450						
	Underground Steam/Return			$50,000	50,000	50,000	25,276	
				0				
	Mechanical and Electrical:	1460						
	Roof Repair			$10,000	10,000	10,000	2,841	
	Interior Sewer Cleaning			$15,000	15,000	15,000	15,156	
	Hot water System/Convector Piping			$5,000	5,000	5,000	31,102	
	Utility Monitoring			$5,000	5,000	5,000	0	
	Apt Painting (Seniors)			$0				
	Paint Halls/Stairwells			$20,000	20,000	20,000	0	
	Electric: Exterior Security Lighting			$20,000	20,000	20,000	11,503	
	Kitchen Mod (Minor)			$100,000				
	Bath Mod (minor)			$0				
	Plastering			$30,000	30,000	30,000	12,403	
	Fire Alarm System Upgrade			$10,000	10,000	10,000	9,821	
	Pipe Insulation			$10,000	10,000	10,000	1,704	
	Facility Masonry Repairs			$10,000	10,000	10,000	35	
	Tuck pointing/Brickwork Repair			$15,000	15,000	15,000		
	Apt / Vacancy Refurb			$175,000	210,000	210,000	44,206	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000	20,000	20,000	24,185	
	Maintenance Equipment	1475		$35,000	0	0	0	
	Total, AMP 002			$430,000	430,000	430,000	178,231	

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PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 003								
Booker T. Washington	**Operations**	1406						
Apts & Annex	**Fees & Costs**	1430						
	Site Improvements	1450						
	Fence Painting			$15,000	14,400	14,400	14,400	
	Mechanical and Electrical:							
	Roof Repair / Tuckpointing			$10,000	10,000	10,000	1,989	
	Facility Doors: Interior and Exterior			$10,000	10,000	10,000	6,825	
	Interior Sewer Cleaning			$15,000	15,000	15,000	23,096	
	LBP & Mold Testing / Abatement			$30,000	30,000	30,000	4,372	
	Boiler Tube Replacement			$0				
	Interior Steam & Return Line			$20,000	20,000	20,000	7,934	
	Electric: Exterior Security & Lighting			$20,000	20,000	20,000	8,007	
	Fire Alarm System Upgrade			$10,000	10,000	10,000	2,421	
	Security Camera			$52,000	0	0	0	
	Paint Halls /Stairwell ZRefurb			$30,000	82,600	82,600	0	
	Facility Masonry Repairs			$10,000	10,000	10,000	1,300	
	Pump Refurb			$20,000	20,000	20,000	0	
	Apt Painting (Seniors)							
	Boiler Refurb			$15,000	15,000	15,000	8,415	

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

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PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Site:**							
Apts & Annex	**Dwelling Structures & Units**	1460						
	Boiler Equipt			$0				
	Plastering			$15,000	15,000	15,00	4,000	
	Pipe Insulation			$0				
	Apt / Vacancy Refurb			$105,000	105,000	105,000	114,548	
	Utility Monitoring System			$10,000	10,000	10,000	1,365	
				$0	0	0	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$25,000	25,000	25,000	23,525	
	Total, AMP 003			$412,000	$412,000	$412,000	$222,195	

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Operations**	1406						
	Fees & Costs	1430						
	Site Improvements	1450						
	Playground Equipt Repair			$10,000	20,000	20,000	4,640	
	Sidewalks			$20,000	40,000	40,000	40,000	
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			5,000	0	0	0	
	Facility Masonry Repair			10,000	0	0	0	
	Interior Steam & Return			0				
	Boiler Equipt			$10,000	10,000	10,000	3,849	
	Pump Refurb / Zone Controls			0				
	LBP Abatement / Mildew Remediation			75,000	50,000	50,000	4,033	
	Electric: Exterior Security Lighting			10,000	10,000	10,000	2,820	
	Bathroom Mod (Minor)							
	Interior Sewer Cleaning			15,000	15,000	15,000	4,616	
	Roof Repair/Tuckpointing			10,000	10,000	10,000	2,697	
	Fire Alarm System Upgrade			10,000	10,000	10,000	2,134	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 004								
Hudson Gardens	**Dwelling Structure & Units**	1460		10,000	10,000	10,000	0	
	Pipe Insulation							
	Pump Refurb/Zone Controls			10,000	10,000	10,000	0	
	Utility Monitoring			10,000	0	0	0	
	Stairwell Tiling			10,000	10,000	10,000	16,229	
	Plastering Work Items			20,000	40,000	40,000	34,197	
	Apt / Vacancy Refurb & Conversion							
	Dwelling Equipment:	1465.1		20,000	20,000	20,000	22,371	
	Ranges and Refrigerators							
				0	0	0	0	
	Appraisal	1440						
				$0	0	0	0	
	Community Hall Painting	1470						
	Total, AMP 004			$255,000	255,000	2555,000	137,586	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Fees & Costs:**	1430						
	Site Improvements:	1450						
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$15,000	15,000	15,000	4,866	
	Apt Painting (Seniors)			$0				
	Bathroom Mod (Minor)			0				
	Interior Steam & Return			$0				
	Electric: Exterior Security Lighting			$20,000	5,000	5,000	0	
	Hallway/Stairwell Refurb			$40,000	50,000	50,000	0	
	Facility Masonry Repairs			$0				
	Roof Repair			$10,000	10,000	10,000	1,476	
	Fire Alarm System Refurb			$0				
	LBP Testing & Abatement			$35,000	75,000	75,000	80,632	
	Kitchen Mod (minor)			$0				
	Interior Sewer Cleaning			$0				

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PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 005								
Holland Gardens	**Dwelling Structure & Units**	1460						
	Pipe Insulation			10,000	15,000	15,000	10,984	
	Plastering Work Items			75,000	40,000	40,000	0	
	Apt / Vacancy Refurb							
	Dwelling Equipment:	1465.1		$15,000	15,000	15,000	19,603	
	Ranges and Refrigerators							
	Non Dwelling Structures:	1470						
	Maintenance Equipment	1475		10,000	0	0	0	
	Total, AMP 005			$230,000	230,000	230,000	117,560	

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

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Operations**	1406						
	Fees & Costs	1430						
	Site Improvements & Utilities	1450						
	Site Improvements			$0	0	0	0	
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			15,000	15,000	15,000	9,261	
	Elevator Controls			50,000	50,000	50,000	46,208	
	Apt/Vac Refurb			25,000	25,000	25,000	29,308	
	Interior Sewer Cleaning			10,000	10,000	10,000	2,991	
	Electric: Exterior Security Lighting			20,000	20,000	20,000	3,319	
	Stairwell Tiling							
	Paint Halls/Stairwells							
	Fire Alarm System Upgrade			20,000	20,000	20,000	11,039	
	Facility Masonry Repairs			20,000	20,000	20,000	9,318	
	Interior Steam & Return			20,000	20,000	20,000	7,521	
	Compactor System							
	LBP Testing/Abatement			25,000	25,000	25,000	4,192	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Dwelling Structure & Units**	1460						
	Plastering Work Items			15,000	15,000	15,000	4,572	
	Utility Monitoring System			20,000	20,000	20,000	0	
	Kitchen Mod (Minor)							
	Apt Painting (Seniors)							
	Security Cameras			50,000	0	0	0	
	Vacuum System Upgrade							
	Apt Tiling/Hallway Floor							
	Pipe Insulation			10,000	10,000	10,000	0	
	Gas Line Repl							
	Roof Repair			20,000	20,000	20,000	7,564	
	Dwelling Equipment	1465						
	Ranges & Refrigerators			$20,000	20,000	20,000	14,912	
	Non-Dwelling Structures	1470						
	Relocation Costs	1495.1						
	Total, AMP 006			$340,000	340,000	340,000	150,203	

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PHA Name: Housing Authority of the City of Jersey City

Grant Type and Number
Capital Fund Program Grant No: NJ-39-P009-501-08
CFFP (Yes/ No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 007								
A Harry Moore								
	Site Improvements	1450						
	Mechanical and Electrical:	1460						
	Demolition	1485		100,000	33,907	33,907	33,907	
	Interim Security							
	Total AMP 007			$100,000	33,907	33,907	33,907	

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

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 008								
Curries Woods								
	Fees & Costs	1430						
	Site Improvements & Utilities	1450						
	Dwelling Structures	1460						
	Apt / Vacancy Refurb			$30,000	40,000	40,000	67,135	
	Painting Halls/Stairs			$0	0	0	0	
	Roof / Siding Repair			$0	0	0	0	
	Plastering Work Items			$10,000	0	0	0	
	Fire Alarm System			$0				
	Phase II Floors Refurbished			$50,000	50,000	50,000	17,271	
	Elevator Cab Refurb			$0				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000	20,000	20,000	16,636	
	Non Dwelling Structures	1470						
	3 NHD Refurb (1st Floor)			0				
	Maintenance Equipment	1475						
	Total			$110,000	110,000	110,000	101,041	

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Part II: Supporting Pages

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens								
I, II, III & IV	**Site Improvements**	1450						
	Sidewalks							
	Mechanical and Electrical:	1460						
	Paint/Tile Halls/Stairways			15,000	15,000	15,000	0	
	Plastering Work Items			10,000	10,000	10,000	0	
	Facility Masonry Repair			10,000	10,000	10,000	7,800	
	Electric: Exterior Security Lighting			15,000	15,0000	15,000	2,876	
	Domestic Hot Water Tank			73,085	110,550	110,550	110,550	
	Elevator Shaft & Controls			25,000	25,000	25,000	0	
	Compactor System Refurbishment			10,000	10,000	10,000	21,370	
	Fire Pump Refurbishing			15,000	15,000	15,000	3,400	
	Bathroom Mod							
	Fire Alarm System Upgrade			10,000	10,000	10,000	8,904	
	Roof Repair			10,000	10,000	10,000	0	
	Interior Steam & return			10,000	10,000	10,000	2,836	
	Interior Sewer Cleaning			8,000	8,000	8,000	21,063	
	Facility Masonry Repair			$0	0	0	0	

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

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	Utility Monitoring System			5,000	5,000	5,000	2,105	
I, II, III & IV	Apt / Vacancy Refurb			100,000	100,00	100,000	37,972	
	Pipe Insulation			10,000	10,000	10,000	0	
	Pump Refurb			10,000	10,000	10,000	3,151	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$30,000	30,000	30,000	21,798	
	Non Dwelling Structure	1470						
	Total, AMP 009			366,085	416,085	416,085	213,824	

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 016				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
TJ. Stewart Apts	**Site Improvements**	1450		$				
	Front entrance			25,000	46,734	46,734	0	
	Site Upgrade							
	Dwelling Structures	1460						
	Facility Masonry Repair			5,000	5,000	5,000	836	
	Elevator Shaft & Control Room Wiring			10,000	10,000	10,000	697	
	Roof repair			5,000	5,000	5,000	8,221	
	Compactor System			3,000	3,000	3,000	2,435	
	Paint Halls & Stairs							
	Chair Lift							
	Apt / Vacancy Refurb			20,000	20,000	20,000	1,057	
	Plastering			5,000	5,000	5,000	0	
	Heating:Boiler Refurb			5,000	5,000	5,000	0	
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			15,000	15,000	15,000	4,246	
	NDS: Lobby Stairs & Hallway	1470		10,000	10,000	10,000	10,000	
	Total, AMP 016			$103,000	124,734	124,734	27,492	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	6/12/10		6/12/12		
Debt Service	6/12/10		6/12/12		
AMP 002, Marion Gardens	6/12/10		6/12/12		
AMP 003, Booker T. Washington	6/12/10		6/12/12		
AMP 004, Hudson Gardens	6/12/10		6/12/12		
AMP 005, Holland Gardens	6/12/10		6/12/12		
AMP 006, Montgomery Gardens	6/12/10		6/12/12		
AMP 007, A. Harry Moore Apts.	6/12/10		6/12/12		
AMP 008, Curries Woods	6/12/10		6/12/12		
AMP 009, Berry Gardens, I-IV	6/12/10		6/12/12		
AMP 016, Thomas J. Stewart Apts	6/12/10		6/12/12		

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2009
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: **2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$1,083,971	$1,083,971	$1,083,971	$1,083,971
3	1408 Management Improvements	$526,209	$526,209	$ 526,209	$ 471,384
4	1410 Administration (may not exceed 10% of line 21)	$541,985	$541,985	$ 541,985	$ 508,011
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$0	$0	$0	$0
8	1440 Site Acquisition				
9	1450 Site Improvement	$270,000	$280,000	$280,000	$ 186,972
10	1460 Dwelling Structures	$2,011,000	$2,001,000	$1,596,000	$ 694,431
11	1465.1 Dwelling Equipment—Nonexpendable	$160,000	$160,000	$160,000	$ 144,073
12	1470 Non-dwelling Structures	$25,000	$25,000	$0	$0
13	1475 Non-dwelling Equipment	$0	$0	$0	40
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-09 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:** 2009

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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	$801,688	$801,688	$ 801,688	$0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,419,853	$5,419,853	$4,989,853	$3,088,842
21	Amount of line 20 Related to LBP Activities	$35,000	$35,000	$0	$0
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	$444,999	$444,999	$0	$0
24	Amount of line 20 Related to Security - Hard Costs	$157,000	$157,000	$0	$0
25	Amount of line 20 Related to Energy Conservation Measures	$500,000	$500,000	$0	$0

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**

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[4] RHF funds shall be included here.

Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
JCHA-Wide				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Admin	JCHA Staff Planning, Coordination,	1410		$501,985	501,985	501,985	501,985	
	Supervision, Monitoring, Inspection,							
	And Acctg, Legal	1410.4		$40,000	40,000	40,000	6,026	
Debt Service	Annual debt service payment	1501		$801,688	801,688	801,688	0	
	Total JCHA-Wide			$1,343,673	$1,343,673	$1,343,673	$508,011	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Operations**	1406		$119,237		119,237	119,233	
	Management Improvements	1408						
	After School Program Staff			$17,786		17,786	0	
	Off Duty Police			$67,192		67,192	166,243	
	Site Improvement Utilities	1450						
	Underground Steam/Return			$50,000	40,000	40,000	0	
	Site Improvements (REAC)			$50,000	60,000	60,000	60,993	
	Mechanical and Electrical:	1460						
	Roof Repair			$5,000	33,000	33,000	32,760	
	Interior Sewer Cleaning			$15,000		15,000	31,752	
	Hot water System/Convector Piping			$5,000		5,000	1,553	
	Boiler Tube Replacement			$20,000	15,000	15,000	13,478	
	Pump Refurb/Zone Control			$20,000		20,000	13,957	
	Utility Monitoring System			$10,000	0	0		
	Electric: Exterior Security Lighting			$30,000	20,000	20,000	4,990	
	Kitchen Mod (Minor)			$75,000		0	851	
	Boiler Installation			$0				
	Plastering Working Items			$30,000	27,000	27,000	1,571	
	Fire Alarm System Upgrade			$25,000		25,000	11,723	
	Dwelling Structure & Units	1460						
	Facility Masonry Repairs			$10,000		10,000	957	
	Tuck pointing/Brickwork Repair			$10,000		10,000	0	
	Apt / Vacancy Refurb			$80,000		80,000	88,468	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$30,000		30,000	32,281	
	Non Dwelling Structures:	1470						
	Maintenance Equipment	1475						
	Maintenance Equipment			$0				
	Total, AMP 002			$669,215	$669,215	$594,215	580,809	

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

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Operations**	1406		$162,596		162,596	162,599	
Apts & Annex	**Management Improvements**	1408						
	After School Program Staff			$20,213		20,213	0	
	Off Duty Police			$44,795		44,795	52,780	
	Site Improvement Utilities	1450						
	Underground Steam/Return			$20,000		20,000	0	
	Site Improvements (REAC)			$75,000		75,000	16,912	
	Mechanical and Electrical:							
	Roof Repair / Tuckpointing			$8,000		8,000	3,290	
	Facility Doors: Interior and Exterior			$28,000		0	0	
	Facility Masonry Repairs			$27,000		0	0	
	LBP & Mold Testing / Abatement			$10,000		10,000	12,026	
	Boiler Tube Replacement			$15,000		0	0	
	Interior Steam & Return Line			$10,000		0	181	
	Electric: Exterior Security & Lighting			$22,000		22,000	8,349	
	Fire Alarm System Upgrade			$15,000		15,000	1,458	
	Utility Monitoring System			$20,000		20,000	0	
	Pump Ref / Zone Control			$20,000		20,000	11,554	
	Heating / Boiler Refurbishing			$15,000		15,000	2,801	
	Stair Repair / Replacement			$45,000		45,000	0	
	Interior Sewer Cleaning			$30,000		30,000	0	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Site:**							
Apts & Annex	**Dwelling Structures & Units**	1460						
	Plastering Work Items			$25,000		25,000	14,564	
	Electric: Upgrade / Rewire Apts			$15,000		15,000	1,258	
	Pipe Insulation			$10,000		10,000	0	
	Apt / Vacancy Refurb			$60,000		60,000	38,621	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$25,000		25,000	29,798	
	Maintenance Equipment	1475						
				$0	$0			
	Total, AMP 003			$722,604	$722,604	$642,604	356,190	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Operations**	1406		$119,237		119,237	119,233	
	Management Improvements	1408						
	After School Program Staff			$10,511		10,511	0	
	Off Duty Police			$35,836		35,836	16,905	
	Site Improvement Utilities	1450						
	Playground Equipment Repair			$25,000		25,000	24,999	
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			$10,000		0	0	
	Facility Masonry Repair			$10,000		10,000	773	
	Interior Steam & Return			$15,000		15,000	1,563	
	Heating / Boiler Refurb			$10,000		0	0	
	Pump Refurb / Zone Controls			$10,000		10,000	6,742	
	LBP Abatement / Mildew Remediation			$30,000		30,000	27,125	
	Electric: Exterior Security Lighting			$50,000		50,000	1,401	
	Utility Monitoring System			$10,000		10,000	0	
	Interior Sewer Cleaning			$15,000		15,000	2,717	
	Roof Repair /Tuckpointing			$20,000		20,000	2,500	
	Fire Alarm System Upgrade			$15,000		15,000	0	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Dwelling Structure & Units**	1460						
	Radiator Valves / Element Replacement			$50,000		50,000	2,400	
	Pipe Insulation			$10,000		10,000	0	
	Apt / Vacancy Refurb			$40,000		40,000	11,428	
	Slop Sink Door Replacement			$25,000		0	0	
	Plastering Work Items			$10,000		10,000	9,520	
	Bathroom Mod (Minor)			$20,000		0	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000		20,000	13,422	
	Total, AMP 004			$560,584		495,584	240,728	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Operations**	1406		$97,557		97,557	97,559	
	Management Improvements	1408						
	After School Program Staff			$16,170		16,170	0	
	Off Duty Police			$58,234		58,234	51,298	
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$20,000		20,000	5,800	
	Utility Monitoring System			$10,000		0	0	
	Bathroom Mod (Minor)			$35,000		35,000	2,365	
	Interior Steam & Return			$0				
	Electric: Exterior Security Lighting			$20,000		20,000	3,476	
	Interior Sewer Cleaning			$5,000		5,000	5,877	
	Facility Masonry Repairs			$10,000		0	773	
	Roof Repair			$15,000		15,000	3,110	
	Fire Alarm System Refurb			$15,000		15,000	949	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Dwelling Structure & Units**	1460						
	Pipe Insulation			$10,000		10,000	0	
	Plastering Work Items			$15,000		15,000	28,728	
	Apt / Vacancy Refurb			$50,000	40,000	40,000	20,088	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000		20,000	21,432	
	Site Improvements	1450						
	Sidewalks			$0	10,000	10,000	4,640	
	Maintenance Equipment	1475						
	Total, AMP 005			$411,961	411,961	376,961	246,095	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Operations**	1406		$227,634		227,634	227,638	
	Management Improvements	1408						
	After School Program Staff			$16,170		16,170	0	
	Off Duty Police			$71,672		71,672	74,094	
	Site Improvements & Utilities	1450						
	Site Improvements (REAC)			$30,000		30,000	2,320	
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			$15,000		0	0	
	Elevator Controls			$50,000		50,000	5,091	
	Pump Refurb / Zone Control			$25,000		25,000	6,951	
	Boiler Tube Replacement			$25,000		25,000	12,471	
	Electric: Exterior Security Lighting			$20,000		20,000	5,700	
	Interior Sewer Cleaning			$10,000		10,000	15,137	
	Utility Monitoring System			$15,000		15,000	0	
	Fire Alarm System Upgrade			$25,000		25,000	450	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Dwelling Structure & Units**	1460						
	Plastering Work Items			$30,000		0	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refridgerators			$25,000		25,000	6,512	
	Non Dwelling Structures:	1470		$0				
	Maintenance Equipment	1475		$0				
	Total, AMP 006			$585,476		540,476	356,364	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 008				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Curries Woods	**Operations**	1406		$151,756		151,756	151,753	
	Management Improvements	1408						
	Off Duty Police & Security Monitors			$131,794		131,794	87,598	
	Site Improvements & Utilities	1450						
	Site Improvements (REAC)			$20,000		20,000	37,048	
	Dwelling Structures	1460						
	Apt / Vacancy Refurb			$20,000		20,000	2,976	
	Painting Halls/Stairs			$10,000		0	0	
	Roof / Siding Repair			$10,000	20,000	20,000	19,422	
	Plastering Work Items			$10,000	0	0	0	
	Security Camera Repair / Replace			$20,000		0	0	
	Floors Refurbished			$100,000		100,000	35,177	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000		20,000	30,272	
	Non Dwelling Structures	1470						
	Maintenance Equipment	1475						
	Total			$493,550	493,550	463,550	364,246	

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

Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Operations**	1406		$184,275		184,275	184,273	
I, II, III & IV	**Management Improvements**							
	Off Duty Police			$35,836		35,836	18,537	
	Mechanical and Electrical:	1460						
	Utility Monitoring System			$5,000		5,000	1,215	
	Plastering Work Items			$25,000		25,000	19,654	
	Facility Masonry Repair			$25,000		25,000	2,522	
	Electric: Exterior Security Lighting			$15,000		15,000	0	
	Interior Sewer Cleaning			$8,000		8,000	6,296	
	Pump Refurb / Zone Control			$18,000		18,000	8,546	
	Compactor System Refurbishment			$10,000		10,000	1,100	
	Fire Pump Refurbishing			$0		0	0	
	Security Monitor Upgrade			$30,000		30,000	14,870	
	Fire Alarm System Upgrade			$15,000		15,000	16,148	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Dwelling Structure & Units**	1460						
I, II, III & IV	Apt / Vacancy Refurb			$30,000		30,000	73,457	
	Pipe Insulation			$10,000	5,000	5,000	407	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000		10,000	10,356	
	Site Improvement	1450		$0	5,000	5,000	40,060	
	Total, AMP 009			$466,111	466,111	466,111	397,441	

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Part II: Supporting Pages

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 016				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Thomas J. Stewart Apts	**Operations**	1406		$21,679		21,679	21,683	
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$5,000		5,000	5,108	
	Facility Masonry Repair			$5,000		5,000	258	
	Fire Alarm Upgrade			$20,000		20,000	2,628	
	Elevator Shaft & Control Room Wiring			$10,000		0	0	
	Roof Repair			$5,000		5,000	4,800	
	Dwelling Structures & Units	1460						
	Plastering Work Items			$5,000		0	552	
	Apt / Vacancy Refurb			$10,000		0		
	Tuckpointing			$50,000			0	
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			$10,000		10,000	0	
	Non Dwelling Structures	1470						
	Chair Lift			$25,000		0	0	
	Total, AMP 016			$166,679		66,679	35,029	

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ39P009501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Dwight St. Homes, AMP 010								
	Off Duty Police	1408		0	0	0	3,929	
	Total, AMP 010			0	0	0	3,929	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City | **Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	9/14/2011		9/14/2013		
Debt Service	9/14/2011		9/14/2013		
AMP 002, Marion Gardens	9/14/2011		9/14/2013		
AMP 003, Booker T. Washington	9/14/2011		9/14/2013		
AMP 004, Hudson Gardens	9/14/2011		9/14/2013		
AMP 005, Holland Gardens	9/14/2011		9/14/2013		
AMP 006, Montgomery Gardens	9/14/2011		9/14/2013		
AMP 007, A. Harry Moore Apts.	9/14/2011		9/14/2013		
AMP 008, Curries Woods	9/14/2011		9/14/2013		
AMP 009, Berry Gardens, I-IV	9/14/2011		9/14/2013		
AMP 016, Thomas J. Stewart Apts	9/14/2011		9/14/2013		

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

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

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

Part I: Summary

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

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$1,119,817	$1,119,897	$1,119,897	$559,908
3	1408 Management Improvements	$707,550	$707,550	$22,500	$ 21,521
4	1410 Administration (may not exceed 10% of line 21)	$559,909	$559,909	$534,909	$267,450
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$0	$0	$0	$0
8	1440 Site Acquisition				
9	1450 Site Improvement	$ 50,000	$50,000	$ 50,000	$0
10	1460 Dwelling Structures	$1,772,582	$1,772,582	$1,295,270	$393,754
11	1465.1 Dwelling Equipment—Nonexpendable	$165,000	$165,000	$165,000	$91,863
12	1470 Non-dwelling Structures	$190,000	$190,000	$ 10,000	$ 6,972
13	1475 Non-dwelling Equipment	$ 35,000	$35,000	$0	$0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$200,000	$ 200,000	$200,000	$ 122,181
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

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

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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	$799,229	$799,229	$ 799,229	$0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$5,419,853	$5,419,853	$4,196,855	$1,463,649
21	Amount of line 20 Related to LBP Activities	$10,000	$0	$0	$0
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	$626,700	$0	$0	$0
24	Amount of line 20 Related to Security - Hard Costs	$216,118	$0	$0	$0
25	Amount of line 20 Related to Energy Conservation Measures	$293,000	$0	$0	$0

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
JCHA-Wide				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Admin	JCHA Staff Planning, Coordination,	1410		$534,909		534,909	267,450	
	Supervision, Monitoring, Inspection,							
	And Acctg, Legal	1410.4		$25,000		25,000	0	
Debt Service	Annual debt service payment	1501		$799,229		799,229	0	
	Total JCHA-Wide			$1,359,138	$0	1,359,138	$267,450	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Operations**	1406		$155,803		155,803	77,544	
	Management Improvements	1408						
	After School Program Staff			$17,786		0	0	
	Off Duty Police			$135,000		135,000	7,586	
	Site Improvement Utilities	1450						
	Underground Steam/Return			$50,000		50,000	0	
	Site Improvements (REAC)			$0				
	Mechanical and Electrical:	1460						
	Roof Repair			$20,000		10,000	9,753	
	Interior Sewer Cleaning			$15,000		15,000	23,904	
	Hot water System/Convector Piping			$0				
	Boiler Tube Replacement			$0				
	Pump Refurb/Zone Control			$0				
	Utility Monitoring System			$10,000		1,500	0	
	Electric: Exterior Security Lighting			$15,000		15,000	4,084	
	Kitchen Mod (Minor)			$0				
	Boiler Installation			$125,464		1,300	1,300	
	Plastering Working Items			$0				
	Fire Alarm System Upgrade			$0				
	Dwelling Structure & Units	1460						
				$0				
	Tuck pointing/Brickwork Repair			$10,000		3,000	0	
	Apt / Vacancy Refurb/ADA Compliance			$219,000		219,000	54,556	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Dwelling Equipment:**	**1465.1**						
	Ranges and Refrigerators			$30,000		30,000	18,319	
	Non Dwelling Structures:	**1470**						
	Maintenance Equipment	**1475**						
	Total, AMP 002			$641,023	$0	$325,283	197,045	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Operations**	1406		$162,596		162,596	81,300	
Apts & Annex	**Management Improvements**	1408						
	After School Program Staff			$20,213		0	0	
	Off Duty Police			$90,000		90,000	888	
	Site Improvement Utilities	1450						
	Underground Steam/Return			$0				
	Site Improvements (REAC)			$0				
	Mechanical and Electrical:							
	Roof Repair / Tuckpointing			$10,000		10,000	5,830	
	Facility Doors: Interior and Exterior (FA)			$10,000		0	0	
	Facility Masonry Repairs			$0				
	LBP & Mold Testing / Abatement (FA)			$10,000		10,000	37,046	
	Boiler Tube Replacement			$10,000		0	0	
	Interior Steam & Return Line			$40,000		0	0	
	Electric: Exterior Security & Lighting			$12,000		12,000	11,396	
	Fire Alarm System Upgrade			$15,000		4,000	0	
	Interior Sewer Cleaning			$16,000		16,000	19,626	
	Pump Ref / Zone Control			$20,000		1,500	0	
	Heating / Boiler Refurbishing			$15,000		0	0	
	Stair Repair / Replacement			$0				
				0	$0			

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

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
AMP003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Site:**							
Apts & Annex	**Dwelling Structures & Units**	1460						
	Plastering Work Items			$0				
	Electric: Upgrade / Rewire Apts			$15,000		0	0	
	Pipe Insulation			$10,000		0	0	
	Apt / Vacancy Refurb			$85,000		85,000	98,963	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$25,000		25,000	21,936	
	Maintenance Equipment	1475		$35,000		0	0	
	Total, AMP 003			$600,809	$0	$416,096	276,986	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Operations**	1406		$119,237		119,237	59,616	
	Management Improvements	1408						
	After School Program Staff			$10,511		0	0	
	Off Duty Police			$35,836		35,836	510	
	Site Improvement Utilities	1450						
	Playground Equipment Repair			$0				
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			$10,000		0	0	
	Facility Masonry Repair			$10,000		0	0	
	Interior Steam & Return			$0			22	
	Security Cameras			$40,000		40,000	14,317	
	Pump Refurb / Zone Controls			$5,000		15,400	0	
	LBP Abatement / Mildew Remediation			$0				
	Electric: Exterior Security Lighting			$10,000		10,000	1,890	
	Utility Monitoring System			$0				
	Interior Sewer Cleaning			$15,000		0	13,958	
	Roof Repair /Tuckpointing			$10,000		10,000	867	
	Fire Alarm System Upgrade			$5,000		5,000	1,533	
				$				

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Dwelling Structure & Units**	1460						
	Radiator Valves / Element Replacement			$15,000		0	0	
	Pipe Insulation			$				
	Apt / Vacancy Refurb			$50,000		50,000	1,537	
	Slop Sink Door Replacement			$0				
	Plastering Work Items			$0				
				$				
				$				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000		20,000	3,966	
	Community Hall Painting	1470		$15,000		0	0	
	Total, AMP 004			$370,584		305,473	98,216	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Operations**	1406		$97,557		97,557	48,780	
	Management Improvements	1408						
	After School Program Staff			$16,170		0	0	
	Off Duty Police			$58,234		58,234	1,184	
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$15,000		3,000	0	
	Utility Monitoring System			$10,000		1,500	0	
	Pump Refurb			$5,000		3,500	0	
	Interior Steam & Return			$10,000		0	0	
	Electric: Exterior Security Lighting			$10,000		2,000		
	Interior Sewer Cleaning			$5,000		5,000	19,839	
	Facility Masonry Repairs			$10,000		5,000	0	
	Roof Repair			$10,000		5,000	0	
	Fire Alarm System Refurb			$10,000		0	0	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Dwelling Structure & Units**	1460						
	Pipe Insulation			$20,000		0	0	
	Facility Doors			$15,000		0	0	
	Apt / Vacancy Refurb			$90,000		0	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000		20,000	0	
	Non Dwelling Structures:	1470						
	Maintenance Equipment	1475						
	Total, AMP 005			$401,961		200,791	69,803	

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Operations**	1406		$227,634		227,634	113,814	
	Management Improvements	1408						
	After School Program Staff			$16,170		0	0	
	Off Duty Police			$140,000		140,000	3,936	
	Site Improvements & Utilities	1450						
	Site Improvements (REAC)			$0				
	Mechanical and Electrical:	1460						
	Unit Stabilization			$59,118		0	0	
	Elevator Controls			$50,000		0	0	
	Pump Refurb / Zone Control			$45,000		6,500	0	
	Boiler Tube Replacement			$25,000				
	Electric: Exterior Security Lighting			$20,000		11,000	1,306	
	Apt/Vacancy Refurb			$100,000		0	0	
	Utility Monitoring System			$10,000		1,500		
	Fire Alarm System Upgrade			$20,000		0	518	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Dwelling Structure & Units**	1460						
	Roof repair/Tuckpointing			$20,000		5,000	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$25,000		25,000	1,100	
	Non Dwelling Structures:	1470		$0				
	Relocation Costs	1495		$200,000		200,000	122,181	
	Total, AMP 006			$957,922		616,634	242,855	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 008				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Curries Woods	**Operations**	1406		$151,756		151,756	75,876	
	Management Improvements	1408						
	Off Duty Police & Security Monitors			$131,794		131,794	6,590	
	Site Improvements & Utilities	1450						
	Site Improvements (REAC)			$0				
	Dwelling Structures	1460						
	Apt / Vacancy Refurb			$20,000		20,000	200	
	Painting Halls/Stairs			$10,000		0	0	
	Roof / Siding Repair			$10,000		10,000	19,496	
	Plastering Work Items			$0		0	1,878	
	Security Camera Repair / Replace			$40,000		0	0	
	Floors Refurbished			$100,000		0	0	
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$20,000		20,000	13,028	
	Non Dwelling Structures	1470						
	Front Door 3 NHD			$55,000		0	0	
	Maintenance Equipment	1475						
	Total, AMP 008			$538,550		333,550	117,068	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Operations**	1406		$184,275		184,275	92,136	
I, II, III & IV	**Management Improvements**							
	Off Duty Police			$35,836		35,836	510	
	Mechanical and Electrical:	1460						
	Utility Monitoring System			$5,000		4,500	0	
	Elevator Shaft/wiring			$10,000		0	0	
	Facility Masonry Repair			$10,000		10,000	11,084	
	Electric: Exterior Security Lighting			$10,000		4,000	1,010	
	Interior Sewer Cleaning			$8,000		8,000	12,680	
	Pump Refurb / Zone Control			$18,000		6,500	190	
	Compactor System Refurbishment			$10,000		0	0	
	Fire Pump Refurbishing			$0				
	Security Monitor Upgrade			$0				
	Fire Alarm System Upgrade			$15,000		15,000	25,286	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Dwelling Structure & Units**	1460						
I, II, III & IV	Apt / Vacancy Refurb			$0				
	Plastering Work items			$5,000		0		
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000		10,000	33,514	
	Maintenance Equipment	1475						
	Non-Dwelling Structures	1470						
	Basement Sprinklers (2 Bldgs)			$100,000	93,000	0	0	
	Community Hall Furniture			0	7,000	0	6,972	
	Total, AMP 009			$421,111		288,111	183,384	

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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 016				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Thomas J. Stewart Apts	**Operations**	1406		$21,679		21,679	10,842	
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$5,000		1,500	0	
	Facility Masonry Repair			$5,000		4,000	0	
	Fire Alarm Upgrade			$0				
	Elevator Shaft & Control Room Wiring			$10,000		0	0	
	Roof Repair			$5,000		0	0	
	Dwelling Structures & Units	1460						
	Plastering Work Items			$5,000		0	0	
	Apt / Vacancy Refurb			$10,000		0	0	
	Tuckpointing			$50,000		0	0	
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			$15,000		15,000	0	
	Non Dwelling Structures	1470						
	Exterior Stair repair			$20,000		0	0	
	Total, AMP 016			$146,679		42,179	10,842	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City | **Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	9/14/2012		9/14/2014		
Debt Service	9/14/2012		9/14/2014		
AMP 002, Marion Gardens	9/14/2012		9/14/2014		
AMP 003, Booker T. Washington	9/14/2012		9/14/2014		
AMP 004, Hudson Gardens	9/14/2012		9/14/2014		
AMP 005, Holland Gardens	9/14/2012		9/14/2014		
AMP 006, Montgomery Gardens	9/14/2012		9/14/2014		
AMP 007, A. Harry Moore Apts.	9/14/2012		9/14/2014		
AMP 008, Curries Woods	9/14/2012		9/14/2014		
AMP 009, Berry Gardens, I-IV	9/14/2012		9/14/2014		
AMP 016, Thomas J. Stewart Apts	9/14/2012		9/14/2014		

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant: 2011
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ-39-P009-501-11	FFY of Grant Approval: **2011**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$479,162	$	$0	$0
3	1408 Management Improvements	$437,264	$	$0	$0
4	1410 Administration (may not exceed 10% of line 21)	$479,162	$	$0	$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$75,000	$	$0	$0
8	1440 Site Acquisition				
9	1450 Site Improvement	$490,000	$	$0	$0
10	1460 Dwelling Structures	$1,839,000	$	$0	$0
11	1465.1 Dwelling Equipment—Nonexpendable	$70,000	$	$0	$0
12	1470 Non-dwelling Structures	$20,000	$	$0	$0
13	1475 Non-dwelling Equipment	$0	$	$0	40
14	1485 Demolition	$50,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$50,000			
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ-39-P009-501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: **2011** FFY of Grant Approval: **2011**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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	$802,034	$0	$ 802,033	$0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$4,791,622	$0	$802,033	$0
21	Amount of line 20 Related to LBP Activities	$0	$0	$0	$0
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	$0	$0	$0	$0
24	Amount of line 20 Related to Security - Hard Costs	$0	$0	$0	$0
25	Amount of line 20 Related to Energy Conservation Measures	$0	$0	$0	$0

Signature of Executive Director	Date	Signature of Public Housing Director	Date

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
JCHA-Wide				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Admin	JCHA Staff Planning, Coordination,	1410		$454,162				
	Supervision, Monitoring, Inspection,							
	And Acctg, Legal	1410.4		$25,000				
Debt Service	Annual debt service payment	1501		$802,034		802,033		
Operations		1406		$479,162				
Mgt Improvements	ASP Staff	1408		$80,564				
	Off Duty Police & Security Monitors			$356,700				
	Total JCHA-Wide			$2,197,622	$0	802,033	$0	

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 DRAFT CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Operations**	1406						
	Management Improvements	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvement Utilities	1450						
	Underground Steam/Return			$50,000				
	Site Improvements (REAC)			$25,000				
	Playground Equipment			$25,000				
	Mechanical and Electrical:	1460						
	Roof Repair			$0				
	Interior Sewer Cleaning			$15,000				
	Hot water System/Convector Piping			$30,000				
	Boiler Tube Replacement			$0				
	Pump Refurb/Zone Control			$10,000				
	Utility Monitoring System			$10,000				
	Electric: Exterior Security Lighting			$30,000				
	Facility Masonry Repairs			$20,000				
	Boiler Installation			$0				
	Plastering Working Items			$0				
	Fire Alarm System Upgrade			$20,000				
	Dwelling Structure & Units	1460						
				$0				
	Tuck pointing/Brickwork Repair			$25,000				
	Apt / Vacancy Refurb/ADA			$80,000				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Dwelling Equipment:**	**1465.1**						
	Ranges and Refrigerators			$10,000				
	Non Dwelling Structures:	**1470**						
	A/E FEES	**1430**						
	Physical Needs Assessment			$10,000				
	Total, AMP 002			$360,000	$0	$0		

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[2] To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Operations**	1406						
Apts & Annex	**Management Improvements**	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvement Utilities	1450						
	Underground Steam/Return			$20,000				
	Site Improvements (REAC)			$25,000				
	Sewer Line Replacement			$150,000				
	Playground Drain			$25,000				
	Mechanical and Electrical:							
	Roof Repair / Tuckpointing			$10,000				
	Facility Doors: Interior and Exterior			$20,000				
	Facility Masonry Repairs			$20,000				
	LBP & Mold Testing / Abatement			$30,000				
	Boiler Tube Replacement			$15,000				
	Interior Steam & Return Line			$30,000				
	Electric: Exterior Security & Lighting			$22,000				
	Fire Alarm System Upgrade			$15,000				
	Utility Monitoring System			$37,000				
	Pump Ref / Zone Control			$40,000				
	Heating / Boiler Refurbishing			$15,000				
	Stair Repair / Replacement			$0				
	Interior Sewer Cleaning			$31,000				
				0	$0			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Site:**							
Apts & Annex	**Dwelling Structures & Units**	1460						
	Plastering Work Items			$0				
	Electric: Upgrade / Rewire Apts			$0				
	Pipe Insulation			$20,000				
	Apt / Vacancy Refurb/ADA			$80,000				
	Stairwell			$0				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000				
	Maintenance Equipment	1475		$0				
	A/E Fees	1430						
	Physical Needs Assessment			$15,000				
	Total, AMP 003			$630,000				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Operations**	1406						
	Management Improvements	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvement Utilities	1450						
	Playground Equipment Removal			$10,000				
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			$10,000				
	Facility Masonry Repair			$10,000				
	Interior Steam & Return			$15,000				
	Heating / Boiler Refurb			$10,000				
	Pump Refurb / Zone Controls			$10,000				
	LBP Abatement / Mildew Remediation			$0				
	Electric: Exterior Security Lighting			$10,000				
	Utility Monitoring System			$10,000				
	Interior Sewer Cleaning			$15,000				
	Roof Repair /Tuckpointing			$20,000				
	Fire Alarm System Upgrade			$10,000				
				$				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Dwelling Structure & Units**	1460						
	Radiator Valves / Element Replacement			$0				
	Pipe Insulation			$0				
	Apt / Vacancy Refurb			$0				
	Plastering Work Items			$30,000				
				$				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000				
	A/E Fees	1430						
	Physical Needs Assessment			$10,000				
	Total, AMP 004			$180,000				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Operations**	1406						
	Site Improvements	1450						
	Replace Playground Drain			$50,000				
	Sewerline Replacement			$75,000				
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$10,000				
	Interior Steam & Return			$25,000				
	Utility Monitoring System			$10,000				
	Electric: Exterior Security Lighting			$20,000				
	Interior Sewer Cleaning			$5,000				
	Facility Masonry Repairs			$10,000				
	Roof Repair			$15,000				
	Fire Alarm System Refurb			$10,000				
	Pump Ref			$10,000				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Dwelling Structure & Units**	1460						
	Pipe Insulation			$20,000				
	Facility Doors			$15,000				
	Apt / Vacancy Refurb/ADA			$85,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000				
	Non Dwelling Structures:	1470						
	Maintenance Equipment	1475						
	A/E Fees	1430						
	Physical Needs Assessment			$10,000				
	Total, AMP 005			$380,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Operations**	1406						
	Management Improvements	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvements & Utilities	1450						
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			$0				
	Elevator Controls			$50,000				
	Pump Refurb / Zone Control			$25,000				
	Boiler Tube Replacement			$25,000				
	Electric: Exterior Security Lighting			$20,000				
	Utility Monitoring System			$15,000				
	Fire Alarm System Upgrade			$20,000				

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Dwelling Structure & Units**	1460						
	Plastering Work Items			$0				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000				
	Demolition Costs:	1485		$50,000				
	Secure Bldgs							
	Relocation Costs	1495		$50,000				
	Total, AMP 006			$270,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 008				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Curries Woods	**Operations**	1406						
	Management Improvements	1408						
	Off Duty Police & Security Monitors							
	Site Improvements & Utilities	1450						
	New Guard Rail			$5,000				
	Dwelling Structures	1460						
	Apt / Vacancy Refurb			$15,000				
	Painting Halls/Stairs			$25,000				
	New ADA Entrance Doors			$75,000				
	Plastering Work Items			$10,000				
	Floors Refurbished			$100,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$5,000				
	A/E Fees	1730						
	Physical Needs Assessment			$10,000				
	Maintenance Equipment	1475						
	Total, AMP 008			$245,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Operations**	1406						
I, II, III & IV	**Site Improvements**	1450		$15,000				
	New Parking Gate Operator							
	Mechanical and Electrical:	1460						
	Utility Monitoring System			$5,000				
	Plastering Work Items			$25,000				
	Facility Masonry Repair			$25,000				
	Electric: Exterior Security Lighting			$25,000				
	Interior Sewer Cleaning			$8,000				
	Pump Refurb / Zone Control			$18,000				
	Compactor System Refurbishment			$10,000				
	Fire Alarm System Upgrade			$10,000				
	Roof Repair			$20,000				
	Elevator Repairs			$25,000				
	Hot Water Heater Repair			$105,000				

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Dwelling Structure & Units**	1460						
I, II, III & IV	Apt / Vacancy Refurb			$30,000				
	Pipe Insulation			$20,000				
	Int. Steam / Return			$20,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000				
	Maintenance Equipment	1475						
	Non-Dwelling Structures	1470						
	A/E Fees	1430						
	Physical Needs Assessment			$15,000				
	Total, AMP 009			$391,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 016				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Thomas J. Stewart Apts	**Operations**	1406						
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$5,000				
	Facility Masonry Repair			$5,000				
	Compactor Repair			$3,000				
	Elevator Shaft & Control Room Wiring			$10,000				
	Roof Repair			$5,000				
	Dwelling Structures & Units	1460						
	Plastering Work Items			$10,000				
	Apt / Vacancy Refurb			$0				
	Tuckpointing (REAC)			$50,000				
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			$10,000				
	Non Dwelling Structures	1470						
	Replace Handicap Door			$20,000				
	Site Improvement	1450						
	Exterior Furniture			$15,000				
	A/E Fees	1430						
	Physical Needs Assessment			$5,000				
	Total, AMP 016			$138,000				

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City | **Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	8/2/2013		8/2/2015		
Debt Service	8/2/2013		8/2/2015		
AMP 002, Marion Gardens	8/2/2013		8/2/2015		
AMP 003, Booker T. Washington	8/2/2013		8/2/2015		
AMP 004, Hudson Gardens	8/2/2013		8/2/2015		
AMP 005, Holland Gardens	8/2/2013		8/2/2015		
AMP 006, Montgomery Gardens	8/2/2013		8/2/2015		
AMP 007, A. Harry Moore Apts.	8/2/2013		8/2/2015		
AMP 008, Curries Woods	8/2/2013		8/2/2015		
AMP 009, Berry Gardens, I-IV	8/2/2013		8/2/2015		
AMP 016, Thomas J. Stewart Apts	8/2/2013		8/2/2015		

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

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:	Grant Type and Number	FFY of Grant: 2012
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: **2012**

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$479,162	$	$0	$0
3	1408 Management Improvements	$356,700	$	$0	$0
4	1410 Administration (may not exceed 10% of line 21)	$479,162	$	$0	$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$0	$	$0	$0
8	1440 Site Acquisition				
9	1450 Site Improvement	$490,000	$	$0	$0
10	1460 Dwelling Structures	$1,992,820	$	$0	$0
11	1465.1 Dwelling Equipment—Nonexpendable	$85,000	$	$0	$0
12	1470 Non-dwelling Structures	$10,000	$	$0	$0
13	1475 Non-dwelling Equipment	$0	$	$0	$0
14	1485 Demolition	$50,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$50,000			
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.

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

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

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

Part I: Summary

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:** **2012** **FFY of Grant Approval:** **2012**

Type of Grant

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

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$798,778	$0	$0	$0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$4,791,622	$0	$0	$0
21	Amount of line 20 Related to LBP Activities	$0	$0	$0	$0
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	$0	$0	$0	$0
24	Amount of line 20 Related to Security - Hard Costs	$0	$0	$0	$0
25	Amount of line 20 Related to Energy Conservation Measures	$0	$0	$0	$0

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
JCHA-Wide				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Admin	JCHA Staff Planning, Coordination,	1410		$454,162				
	Supervision, Monitoring, Inspection,							
	And Acctg, Legal	1410.4		$25,000				
Debt Service	Annual debt service payment	1501		$798,778				
Operations		1406		$479,162				
Mgt Improvements	ASP Staff	1408		$0				
	Off Duty Police & Security Monitors			$356,700				
	Total JCHA-Wide			$2,113,802	$0	$0	$0	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 DRAFT CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Operations**	1406						
	Management Improvements	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvement Utilities	1450						
	Underground Steam/Return			$50,000				
	Site Improvements/Sidewalks (REAC)			$25,000				
	Playground Equipment			$25,000				
	Mechanical and Electrical:	1460						
	Roof Repair			$0				
	Interior Sewer Cleaning			$15,000				
	Hot water System/Convector Piping			$30,000				
	Boiler Tube Replacement			$0				
	Pump Refurb/Zone Control			$10,000				
	Utility Monitoring System			$10,000				
	Electric: Exterior Security Lighting			$30,000				
	Facility Masonry Repairs			$20,000				
	Boiler Installation			$0				
	Plastering Working Items			$0				
	Fire Alarm System Upgrade			$20,000				
	Dwelling Structure & Units	1460						
	Facility Doors: Interior & Exterior			$83,820				
	Tuck pointing/Brickwork Repair			$25,000				
	Apt / Vacancy Refurb/ADA			$80,000				
	Extermination Services/Materials			$10,000				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 002				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens	**Dwelling Equipment:**	**1465.1**						
	Ranges and Refrigerators			$10,000				
	Non Dwelling Structures:	**1470**						
	A/E FEES	**1430**						
	Physical Needs Assessment			$0				
	Total, AMP 002			$443,820	$0	$0		

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Operations**	1406						
Apts & Annex	**Management Improvements**	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvement Utilities	1450						
	Underground Steam/Return			$20,000				
	Site Improvements/Sidewalks (REAC)			$25,000				
	Sewer Line Replacement			$150,000				
	Playground Drain			$25,000				
	Mechanical and Electrical:							
	Roof Repair / Tuckpointing			$10,000				
	Facility Doors: Interior and Exterior			$20,000				
	Facility Masonry Repairs			$20,000				
	LBP & Mold Testing / Abatement			$30,000				
	Boiler Tube Replacement			$15,000				
	Interior Steam & Return Line			$30,000				
	Electric: Exterior Security & Lighting			$22,000				
	Fire Alarm System Upgrade			$15,000				
	Utility Monitoring System			$37,000				
	Pump Ref / Zone Control			$40,000				
	Heating / Boiler Refurbishing			$15,000				
	Stair Repair / Replacement			$0				
	Interior Sewer Cleaning			$31,000				
				0	$0			

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

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
AMP003				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Booker T. Washington	**Site:**							
Apts & Annex	**Dwelling Structures & Units**	1460						
	Plastering Work Items			$0				
	Electric: Upgrade / Rewire Apts			$0				
	Pipe Insulation			$20,000				
	Apt / Vacancy Refurb/ADA			$80,000				
	Stairwell			$0				
	Extermination Services/Materials			$15,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000				
	Maintenance Equipment	1475		$0				
	A/E Fees	1430						
	Physical Needs Assessment			$0				
	Total, AMP 003			$630,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Operations**	1406						
	Management Improvements	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvement Utilities	1450						
	Playground Equipment Removal			$10,000				
	Mechanical and Electrical:	1460						
	Facility Doors: Interior and Exterior			$10,000				
	Facility Masonry Repair			$10,000				
	Interior Steam & Return			$15,000				
	Heating / Boiler Refurb			$10,000				
	Pump Refurb / Zone Controls			$10,000				
	LBP Abatement / Mildew Remediation			$0				
	Electric: Exterior Security Lighting			$10,000				
	Utility Monitoring System			$10,000				
	Interior Sewer Cleaning			$15,000				
	Roof Repair /Tuckpointing			$20,000				
	Fire Alarm System Upgrade			$10,000				
				$				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 004				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Hudson Gardens	**Dwelling Structure & Units**	1460						
	Radiator Valves / Element Replacement			$0				
	Pipe Insulation			$0				
	Apt / Vacancy Refurb			$0				
	Plastering Work Items			$30,000				
	Extermination Services/Materials			$10,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000				
	A/E Fees	1430						
	Physical Needs Assessment			$0				
	Total, AMP 004			$180,000				

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Operations**	1406						
	Site Improvements	1450						
	Replace Playground Drain			$50,000				
	Sewerline Replacement			$75,000				
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$10,000				
	Interior Steam & Return			$25,000				
	Utility Monitoring System			$10,000				
	Electric: Exterior Security Lighting			$20,000				
	Interior Sewer Cleaning			$5,000				
	Facility Masonry Repairs			$10,000				
	Roof Repair			$15,000				
	Fire Alarm System Refurb			$10,000				
	Pump Refurb/Zone Control			$10,000				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 005				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens	**Dwelling Structure & Units**	1460						
	Pipe Insulation			$20,000				
	Facility Doors: Exterior & Interior			$15,000				
	Apt /Vacancy Refurb/ADA			$75,000				
	Extermination Services/Materials			$10,000				
	Plastering Work Items			$10,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$10,000				
	Non Dwelling Structures:	1470						
	Maintenance Equipment	1475						
	A/E Fees	1430						
	Physical Needs Assessment			$0				
	Total, AMP 005			$380,000				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Operations**	1406						
	Management Improvements	1408						
	After School Program Staff							
	Off Duty Police							
	Site Improvements & Utilities	1450						
	Mechanical and Electrical:	1460						
	Facility Doors: Interior & Exterior			$0				
	Elevator Controls			$40,000				
	Pump Refurb / Zone Control			$25,000				
	Boiler Tube Replacement			$25,000				
	Electric: Exterior Security Lighting			$20,000				
	Utility Monitoring System			$15,000				
	Fire Alarm System Upgrade			$20,000				

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 006				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Montgomery Gardens	**Dwelling Structure & Units**	1460						
	Plastering Work Items			$0				
	Extermination Services/Materials			$10,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000				
	Demolition Costs:	1485						
	Secure Bldgs			$50,000				
	Relocation Costs	1495		$50,000				
	Total, AMP 006			$270,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 008				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Curries Woods	**Operations**	1406						
	Management Improvements	1408						
	Off Duty Police & Security Monitors							
	Site Improvements & Utilities	1450						
	New Guard Rail			$5,000				
	Dwelling Structures	1460						
	Apt / Vacancy Refurb			$15,000				
	Painting Halls/Stairs			$25,000				
	New ADA Entrance Doors			$75,000				
	Plastering Work Items			$10,000				
	Floors Refurbished			$75,000				
	Extermination Services/Materials			$10,000				
	Interior Sewer Cleaning			$25,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$5,000				
	A/E Fees	1730						
	Physical Needs Assessment			$0				
	Maintenance Equipment	1475						
	Total, AMP 008			$245,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Operations**	1406						
I, II, III & IV	**Site Improvements**	1450						
	New Parking Gate Operator			$15,000				
	Mechanical and Electrical:	1460						
	Utility Monitoring System			$5,000				
	Plastering Work Items			$25,000				
	Facility Masonry Repair			$25,000				
	Electric: Exterior Security Lighting			$25,000				
	Interior Sewer Cleaning			$8,000				
	Pump Refurb / Zone Control			$18,000				
	Compactor System Refurbishment			$10,000				
	Fire Alarm System Upgrade			$10,000				
	Roof Repair			$20,000				
	Elevator Repairs			$25,000				
	Hot Water Heater Repair			$75,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 009				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Berry Gardens	**Dwelling Structure & Units**	1460						
I, II, III & IV	Apt / Vacancy Refurb			$30,000				
	Pipe Insulation			$20,000				
	Int. Steam / Return			$20,000				
	Extermination Services/Materials			$15,000				
	Security Access System			$30,000				
	Dwelling Equipment:	1465.1						
	Ranges and Refrigerators			$15,000				
	Maintenance Equipment	1475						
	Non-Dwelling Structures	1470						
	A/E Fees	1430						
	Physical Needs Assessment			$0				
	Total, AMP 009			$391,000				

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Housing Authority of the City of Jersey City	Capital Fund Program Grant No: NJ-39-P009-501-12 **DRAFT** CFFP (Yes/ No): Replacement Housing Factor Grant No:	**2012**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 016				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Thomas J. Stewart Apts	**Operations**	1406						
	Mechanical and Electrical:	1460						
	Heating / Boiler Refurbishing			$5,000				
	Facility Masonry Repair			$5,000				
	Compactor Repair			$3,000				
	Elevator Shaft & Control Room Wiring			$10,000				
	Fire Alarm System			$10,000				
	Roof Repair			$5,000				
	Dwelling Structures & Units	1460						
	Plastering Work Items			$0				
	Apt / Vacancy Refurb			$0				
	Tuckpointing (REAC)			$50,000				
	Kitchen Cabinets			$10,000				
	Exterminator Services/Materials			$5,000				
	Dwelling Equipment	1465.1						
	Ranges and Refrigerators			$10,000				
	Non Dwelling Structures	1470						
	Replace Handicap Door			$10,000				
	Site Improvement	1450						
	Exterior Furniture			$15,000				
	A/E Fees	1430						
	Physical Needs Assessment			$0				
	Total, AMP 016			$138,000				

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City **DRAFT** **Federal FFY of Grant: 2012**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Administration	8/2/2014		8/2/2016		
Debt Service	8/2/2014		8/2/2016		
AMP 002, Marion Gardens	8/2/2014		8/2/2016		
AMP 003, Booker T. Washington	8/2/2014		8/2/2016		
AMP 004, Hudson Gardens	8/2/2014		8/2/2016		
AMP 005, Holland Gardens	8/2/2014		8/2/2016		
AMP 006, Montgomery Gardens	8/2/2014		8/2/2016		
AMP 007, A. Harry Moore Apts.	8/2/2014		8/2/2016		
AMP 008, Curries Woods	8/2/2014		8/2/2016		
AMP 009, Berry Gardens, I-IV	8/2/2014		8/2/2016		
AMP 016, Thomas J. Stewart Apts	8/2/2014		8/2/2016		

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number Jersey City HA NJ 009			Locality (Jersey City/Hudson/NJ)		☒Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	9,237,000	13,146,500	5,809,500	6,238,200
C.	Management Improvements		707,550	707,550	707,550	707,550
D.	PHA-Wide Non-dwelling Structures and Equipment		500,000	0	0	0
E.	Administration		541,985	541,985	541,985	541,985
F.	Other: Relocation Costs		50,000	50,000	50,000	50,000
G.	Operations		1,083,971	1,083,971	1,083,971	1,083,971
H.	Demolition		3,000,000	3,000,000	0	0
I.	Development		16,000,000	16,000,000	15,000,000	0
J.	Capital Fund Financing – Debt Service		802,034	798,778	799,541	800,539
K.	Total CFP Funds		31,922,540	35,328,784	23,992,547	9,422,245
L.	Total Non-CFP Funds					
M.	Grand Total		$31,922,540	$35,328,784	$23,992,547	$9,422,245

Part I: Summary (Continuation)

PHA Name/Number Jersey City HA NJ009			Locality (Jersey City/Hudson/NJ)		☒Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
	AMP 001 Lafayette Gardens	Annual Statement	5,000,000	5,000,000	5,000,000	0
	AMP 002 Marion Gardens		1,645,000	552,000	906,700	997,370
	AMP 003 Booker T Washington		2,540,000	2,794,000	1,863,400	2,049,740
	AMP 004 Hudson Gardens		395,000	4,455,000	399,200	428,120
	AMP 005 Holland Gardens		1,145,000	1,194,500	429,450	472,395
	AMP 006 Montgomery Gardens		5,315,000	5,396,500	5,447,600	448,810
	AMP 007 A Harry Moore		6,000,000	6,000,000	5,000,000	0
	AMP 008 Curries Woods		705,000	105,500	201,050	221,155
	AMP 009 Berry Gardens		5,001,000	6,453,500	1,461,050	1,507,155
	AMP 016 Thomas Stewart		1,014,000	218,500	124,050	136,455
	AMP 010 Dwight Street		27,000	27,000	27,000	27,000
	PHA Wide		1,344,019	1,340,763	1,341,526	1,342,524
	AMP Wide		1,791,521	1,791,521	1,791,521	1,791,521
	TOTAL CFP Funds		$31,922,540	$35,328,784	$23,992,547	$9,422,245

Part I: Summary (Continuation)

PHA Name/Number Jersey City HA NJ009 | Locality (Jersey City/Hudson/NJ) | ☒ Original 5-Year Plan ☐ Revision No:

A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
	AMP 001 Lafayette Gardens	Annual Statement	5,000,000	5,000,000	5,000,000	0
	AMP 002 Marion Gardens		1,645,000	552,000	906,700	997,370
	AMP 003 Booker T Washington		2,540,000	2,794,000	1,863,400	2,049,740
	AMP 004 Hudson Gardens		395,000	4,455,000	399,200	428,120
	AMP 005 Holland Gardens		1,145,000	1,194,500	429,450	472,395
	AMP 006 Montgomery Gardens		5,315,000	5,396,500	5,447,600	448,810
	AMP 007 A Harry Moore		6,000,000	6,000,000	5,000,000	0
	AMP 008 Curries Woods		705,000	105,500	201,050	221,155
	AMP 009 Berry Gardens		5,001,000	6,453,500	1,461,050	1,507,155
	AMP 016 Thomas Stewart		1,014,000	218,500	124,050	136,455
	AMP 010 Dwight Street		27,000	27,000	27,000	27,000
	PHA Wide		1,344,019	1,340,763	1,341,526	1,342,524
	AMP Wide		1,791,521	1,791,521	1,791,521	1,791,521
	TOTAL CFP Funds		$31,922,540	$35,328,784	$23,992,547	$9,422,245

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2012	Work Statement for Year 2 FY 2013			Work Statement for Year 3 FY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	***AMP NJ0090000002 Marion Gardens***			***AMP NJ0090000002 Marion Gardens***		
	Site Improvements/Utilities			**Site Improvements/Utilities**		
	Underground Utility: Steam/Return		$65,000	Underground Utility: Steam/Return		$65,000
	Replace Stair Treads		$40,000	Replace Stair Treads		$40,000
	Fence Repairs		$15,000	Fence Repairs		$15,000
	Playground Equipment		$15,000	Playground Equipment		
	Upgrade Slop Sink Rooms			Upgrade Slop Sink Rooms		
	New Office Furniture					
	Install 10 Security Cameras around building		$40,000	Install 10 Security Cameras around building		$40,000
	Sidewalk Replacement		$40,000	Sidewalk Replacement		$30,000
	Increase On Site Police			Increase On Site Police		
	Skilled Trades			**Skilled Trades**		
	Roof Repair		$25,000	Mold/Mildew Remediation		$10,000
	Vacancy/Apt. Refurbishment		$100,000	Facility Masonry Repairs		$20,000
	Plastering Work Items		$30,000	Roof Repair		$25,000
	Facility Masonry Repair		$20,000	Vacancy/Apt. Refurbishment		$90,000
	Apartment Painting (Seniors)		$0	Plastering Work Items		$30,000
	Boiler Upgrade/Tube Replacement		$0	Interior Sewer Cleaning		$25,000
	Pump Refurb./Zone Control		$0	Hot Water Sys./Convector Piping		$10,000
	Interior Sewer Cleaning		$25,000	Utility Monitoring System		$15,000
	Hot Water Sys./Convector Piping		$15,000	Electric: Exterior Security Lighting		$25,000
	Utility Monitoring System		$15,000	Fire Alarm System Upgrade		$20,000
	Electric: Exterior Security Lighting		$25,000	Exterminator Sevices/Supplies		$22,000
	Fire Alarm System Upgrade		$20,000			
	Exterminator Sevices/Supplies		$20,000	**Dwelling Structures**		
	Dwelling Structures			Paint Halls/Stairwells		$20,000
	Geothermal Work Items		$1,000,000	Tuck pointing/Brick Repair		$25,000
	Tuck pointing/Brick Repair		$30,000	Pipe Insulation/Cathodic Protection		$25,000
	Pipe Insulation/Cathodic Protection		$40,000			
	Paint Halls/Stairwells		$20,000			
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$10,000	Ranges & Refrigerators		$10,000
	Maintenance Equipment		$35,000	Maintenance Equipment		$35,000
	Subtotal of Estimated Cost, Marion Gardens, Year 2		$1,645,000	Subtotal of Estimated Cost, Marion Gardens, Year 3		$552,000

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2012	Work Statement for Year 4 FY 2015			Work Statement for Year 5 FY 2016		
	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost
See Annual Statement	***AMP NJ0090000002 Marion Gardens***			***AMP NJ0090000002 Marion Gardens***		
	Site Improvements/Utilities			**Site Improvements/Utilities**		
	Underground Utility: Steam/Return		$71,500	Underground Utility: Steam/Return		$78,650
	Replace Stair Treads		$44,000	Replace Stair Treads		$48,400
	Fence Repairs		$16,500	Fence Repairs		$18,150
	Playground Equipment		$200,000	Playground Equipment		$220,000
	Upgrade Slop Sink Rooms		$50,000	Upgrade Slop Sink Rooms		$55,000
	Install 10 Security Cameras around building		$44,000	Install 10 Security Cameras around building		$48,400
	Sidewalk Replacement		$33,000	Sidewalk Replacement		$36,300
	Increase On Site Police		$0	Increase On Site Police		$0
	Skilled Trades			**Skilled Trades**		
	Mold/Mildew Remediation		$11,000	Mold/Mildew Remediation		$12,100
	Facility Masonry Repairs		$22,000	Facility Masonry Repairs		$24,200
	Roof Repair		$27,500	Roof Repair		$30,250
	Vacancy/Apt. Refurbishment		$99,000	Vacancy/Apt. Refurbishment		$108,900
	Plastering Work Items		$33,000	Plastering Work Items		$36,300
	Interior Sewer Cleaning		$27,500	Interior Sewer Cleaning		$30,250
	Hot Water Sys./Convector Piping		$11,000	Hot Water Sys./Convector Piping		$12,100
	Utility Monitoring System		$16,500	Utility Monitoring System		$18,150
	Electric: Exterior Security Lighting		$27,500	Electric: Exterior Security Lighting		$30,250
	Fire Alarm System Upgrade		$22,000	Fire Alarm System Upgrade		$24,200
	Exterminator Services / Supplies		$24,200	Exterminator Services / Supplies		$26,620
	Dwelling Structures			**Dwelling Structures**		
	Paint Halls/Stairwells		$22,000	Paint Halls/Stairwells		$24,200
	Tuck pointing/Brick Repair		$27,500	Tuck pointing/Brick Repair		$30,250
	Pipe Insulation/Cathodic Protection		$27,500	Pipe Insulation/Cathodic Protection		$30,250
	Dwelling & Maintenance Equipment			**Dwelling & Maintenance Equipment**		
	Ranges & Refrigerators		$11,000	Ranges & Refrigerators		$12,100
	Maintenance Equipment		$38,500	Maintenance Equipment		$42,350
	Subtotal of Estimated Cost, Marion Gardens, Year 4		$906,700	Subtotal of Estimated Cost, Marion Gardens, Year 5		$997,370

Capital Fund Program Five-Year Action Plan

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

Work Statement for Year 1 2012	Work Statement for Year 2 FY 2013			Work Statement for Year 3 FY 2014		
	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000003 Booker T Washington			***AMP NJ0090000003 Booker T Washington***		
	Site Improvements/Utilities			**Site Improvements/Utilities**		
	Underground Utility: Steam/Return		$0	Underground Utility: Steam/Return		$0
	Sidewalk Repair		$25,000	Sidewalk Repair		$27,500
	Replace Stair Treads/Hall Tiles		$50,000	Replace Stair Treads/Hall Tiles		$55,000
	Repair Playground Drain			Repair Playground Drain		$0
	Skilled Trades			**Skilled Trades**		
	Roof Repair/Tuck pointing		$20,000	Roof Repair/Tuck pointing		$22,000
	Facility Doors: Interior & Exterior		$20,000	Facility Doors: Interior & Exterior		$22,000
	Vacancy/Apt. Refurbishment		$145,000	Vacancy/Apt. Refurbishment		$159,500
	Painting Halls/Stairs		$25,000	Painting Halls/Stairs		$27,500
See	Plastering Work Items		$25,000	Plastering Work Items		$27,500
	Facility Masonry Repair		$20,000	Facility Masonry Repair		$22,000
	Exterminator Supplies / Services		$20,000	Exterminator Supplies / Services		$22,000
	LBP Abatement & Mold/Mildew Remediation		$40,000	LBP Abatement & Mold/Mildew Remediation		$44,000
	Boiler Upgrade/Tube Replacement		$10,000	Boiler Upgrade/Tube Replacement		$11,000
Annual	Heating/Boiler Refurbishing		$15,000	Heating/Boiler Refurbishing		$16,500
	Pump Refurb./Zone Control		$20,000	Pump Refurb./Zone Control		$22,000
	Interior Steam & Return Line		$50,000	Interior Steam & Return Line		$55,000
Statement	Interior Sewer Cleaning		$15,000	Interior Sewer Cleaning		$16,500
	Sewer pipe line replacement for buildings 2 and 3		$0	Sewer pipe line replacement for buildings 2 and 3		$0
	Utility Monitoring System		$10,000	Utility Monitoring System		$11,000
	Apartment Painting (Seniors)		$0	Apartment Painting (Seniors)		$0
	Electric: Exterior Security Lighting		$20,000	Electric: Exterior Security Lighting		$22,000
	Fence Painting		$10,000	Fence Painting		$11,000
	Fire Alarm System Upgrade		$10,000	Fire Alarm System Upgrade		$11,000
	Dwelling Structures			**Dwelling Structures**		
	Boiler Replacement and Decentralization		$950,000	Boiler Replacement and Decentralization		$1,045,000
	Pipe Insulation		$10,000	Pipe Insulation		$11,000
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$20,000	Ranges & Refrigerators		$22,000
	Maintenance Equipment			**Maintenance Equipment**		
	Maintenance Equipment		$10,000	Maintenance Equipment		$11,000
	Green Communities		$1,000,000	Green Communities		$1,100,000
	Subtotal of Estimated Cost, Booker T. Washington, Year 2		$2,540,000	Subtotal of Estimated Cost, Booker T. Washington, Year 3		$2,794,000

Capital Fund Program Five-Year Action Plan

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Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2012	Work Statement for Year 4 FY 2015			Work Statement for Year 5 FY 2016		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000003 Booker T Washington			***AMP NJ0090000003 Booker T Washington***		
	Site Improvements/Utilities			**Site Improvements/Utilities**		
	Underground Utility: Steam/Return		$0	Underground Utility: Steam/Return		$0
	Sidewalk Repair		$30,250	Sidewalk Repair		$33,275
	Replace Stair Treads/Hall Tiles		$60,500	Replace Stair Treads/Hall Tiles		$66,550
	Repair Playground Drain		$0	Repair Playground Drain		$0
	Skilled Trades			**Skilled Trades**		
See	Roof Repair/Tuck pointing		$24,200	Roof Repair/Tuck pointing		$26,620
	Facility Doors: Interior & Exterior		$24,200	Facility Doors: Interior & Exterior		$26,620
	Vacancy/Apt. Refurbishment		$175,450	Vacancy/Apt. Refurbishment		$192,995
Annual	Painting Halls/Stairs		$30,250	Painting Halls/Stairs		$33,275
	Plastering Work Items		$30,250	Plastering Work Items		$33,275
	Facility Masonry Repair		$24,200	Facility Masonry Repair		$26,620
	Exterminator Supplies / Services		$24,200	Exterminator Supplies / Services		$26,620
Statement	LBP Abatement & Mold/Mildew Remediation		$48,400	LBP Abatement & Mold/Mildew Remediation		$53,240
	Boiler Upgrade/Tube Replacement		$12,100	Boiler Upgrade/Tube Replacement		$13,310
	Heating/Boiler Refurbishing		$18,150	Heating/Boiler Refurbishing		$19,965
	Pump Refurb./Zone Control		$24,200	Pump Refurb./Zone Control		$26,620
	Interior Steam & Return Line		$60,500	Interior Steam & Return Line		$66,550
	Interior Sewer Cleaning		$18,150	Interior Sewer Cleaning		$19,965
	Sewer pipe line replacement for buildings 2 and 3		$0	Sewer pipe line replacement for buildings 2 and 3		$0
	Utility Monitoring System		$12,100	Utility Monitoring System		$13,310
	Apartment Painting (Seniors)		$0	Apartment Painting (Seniors)		$0
	Electric: Exterior Security Lighting		$24,200	Electric: Exterior Security Lighting		$26,620
	Fence Painting		$12,100	Fence Painting		$13,310
	Fire Alarm System Upgrade		$12,100	Fire Alarm System Upgrade		$13,310
	Dwelling Structures			**Dwelling Structures**		
	Boiler Replacement and Decentralization		$1,149,500	Boiler Replacement and Decentralization		$1,264,450
	Pipe Insulation		$12,100	Pipe Insulation		$13,310
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$24,200	Ranges & Refrigerators		$26,620
	Maintenance Equipment			**Maintenance Equipment**		
	Maintenance Equipment		$12,100	Maintenance Equipment		$13,310
	Subtotal of Estimated Cost, Booker T. Washington, Year 4		$1,863,400	Subtotal of Estimated Cost, Booker T. Washington, Year 5		$2,049,740

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2012	Work Statement for Year 2 FY 2013			Work Statement for Year 3 FY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000004 Hudson Gardens			***AMP NJ0090000004 Hudson Gardens***		
	Site Improvements/Utilities			**Site Improvements**		
	Increased Police Detail		$0	Sidewalks		$20,000
	Paint stair case walls		$20,000	Paint stair case walls		$22,000
	Replace staircase Windows		$75,000	Playground Equipment		$10,000
	Replace Stair Treads/Hall Tiles		$25,000	Replace staircase Windows		$75,000
	Playground Equipment		$75,000	Access Control System		$50,000
	Skilled Trades			**Skilled Trades**		
	Roof Repair		$20,000	Roof Repair		$10,000
See	Facility Doors: Interior & Exterior		$10,000	Facility Doors: Interior & Exterior		$5,000
	Vacancy/Apt. Refurbishment		$20,000	Vacancy/Apt. Refurbishment		$20,000
	Plastering Work Items		$10,000	Plastering Work Items		$30,000
	Facility Masonry Repair		$10,000	Facility Masonry Repair		$10,000
Annual	Heating/Boiler Refurbishing		$10,000	Boiler Equipment		$10,000
	Pump Refurb/Zone Control		$10,000	LBP Abatement & Mold/Mildew Remediation		$70,000
	Interior Steam & Return Line		$15,000	Interior Steam & Return Line		$16,500
Statement	Interior Sewer Cleaning		$15,000	Interior Sewer Cleaning		$15,000
	Utility Monitoring System		$10,000	Utility Monitoring System		$10,000
	Electric: Exterior Security Lighting		$10,000	Electric: Exterior Security Lighting		$10,000
	Fire Alarm System Upgrade		$10,000	Fire Alarm System Upgrade		$10,000
	Apartment Painting (Seniors)		$0	Apartment Painting (Seniors)		$0
	Exterminator Supplies / Services		$20,000	Exterminator Supplies / Services		$22,000
	Dwelling Structures			**Dwelling Structures**		
	Pipe Insulation		$10,000	Pipe Insulation		$10,000
	Stairway Tiling		$10,000	Stairway Tiling		$10,000
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$10,000	Ranges & Refrigerators		$10,000
	Non-Dwelling Structures			**Non-Dwelling Structures**		
			$0			$0
	Subtotal of Estimated Cost, Hudson Gardens, Year 2		$395,000	Subtotal of Estimated Cost, Hudson Gardens, Year 3		$445,500

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000004 Hudson Gardens			***AMP NJ0090000004 Hudson Gardens***		
See						
	Site Improvements			**Site Improvements**		
	Paint stair case walls		$20,000	Paint stair case walls		$22,000
	Sidewalks		$10,000	Sidewalks		$11,000
	Replace staircase Windows		$75,000	Replace staircase Windows		$82,500
	Access Control System		$50,000	Access Control System		$55,000
	Skilled Trades			**Skilled Trades**		
Annual	Roof Repair		$0	Roof Repair		$0
	Facility Doors: Interior & Exterior		$10,000	Facility Doors: Interior & Exterior		$11,000
	Vacancy/Apt. Refurbishment		$5,000	Vacancy/Apt. Refurbishment		$5,500
Statement	Plastering Work Items		$20,000	Plastering Work Items		$22,000
	Facility Masonry Repair		$30,000	Facility Masonry Repair		$33,000
	LBP Abatement & Mold/Mildew Remediation		$10,000	LBP Abatement & Mold/Mildew Remediation		$11,000
	Interior Sewer Cleaning		$10,000	Interior Sewer Cleaning		$11,000
	Utility Monitoring System		$70,000	Utility Monitoring System		$77,000
	Electric: Exterior Security Lighting		$0	Electric: Exterior Security Lighting		$0
	Fire Alarm System Upgrade		$15,000	Fire Alarm System Upgrade		$16,500
	Boiler Equipment		$10,000	Boiler Equipment		$11,000
	Exterminator Supplies / Services		$24,200	Exterminator Supplies / Services		$26,620
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$10,000	Ranges & Refrigerators		$11,000
	Dwelling Structures			**Dwelling Structures**		
	Pipe Insulation		$10,000	Pipe Insulation		$11,000
	Stairway Tiling		$10,000	Stairway Tiling		$11,000
	Maintenance Equipment			**Maintenance Equipment**		
	Maintenance Equipment		$10,000	Maintenance Equipment		$11,000
	Subtotal of Estimated Cost, Hudson Gardens, Year 4		$399,200	Subtotal of Estimated Cost, Hudson Gardens, Year 5		$428,120

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	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000005 Holland Gardens			***AMP NJ0090000005 Holland Gardens***		
See	**Site Improvements**			**Site Improvements**		
	Repair/Replace Playground Drainage		$50,000	Repair/Replace Playground Drainage		$50,000
	Replace Stair Treads/Hall Tiles		$25,000	Replace Stair Treads/Hall Tiles		$25,000
	Paint stair case walls		$25,000	Replace staircase Windows		$100,000
	Replace staircase Windows		$75,000	Repair Underground Sewer Line		$100,000
	Skilled Trades			**Skilled Trades**		
	Roof Repair		$15,000	Roof Repair		$10,000
	Facility Doors: Interior & Exterior		$15,000	Facility Doors: Interior & Exterior		$0
	Vacancy/Apt. Refurbishment		$50,000	Vacancy/Apt. Refurbishment		$80,000
Annual	Apartment Painting (Seniors)		$25,000	LBPAbatement & Mold/Mildew Remediation		$40,000
	Plastering Work Items		$15,000	Plastering Work Items		$30,000
	Facility Masonry Repair		$10,000	Facility Masonry Repair		$0
Statement	Heating/Boiler Refurbishing		$15,000	Heating/Boiler Refurbishing		$10,000
	Pump Refurb/Zone Control		$15,000	Pump Refurb/Zone Control		$5,000
	Interior Steam & Return Line		$25,000	Interior Steam & Return Line		$0
	Interior Sewer Cleaning		$5,000	Interior Sewer Cleaning		$10,000
	Utility Monitoring System		$10,000	Utility Monitoring System		$0
	Electric: Exterior Security Lighting		$20,000	Electric: Exterior Security Lighting		$20,000
	Fire Alarm System Upgrade		$10,000	Fire Alarm System Upgrade		$15,000
	Apartment Painting (Seniors)		$0	Apartment Painting (Seniors)		$0
	Exterminator Supplies / Services		$20,000	Exterminator Supplies / Services		$22,000
	Dwelling Structures			**Dwelling Structures**		
	Bathroom Modernization: Minor		$25,000	Boiler Replacement and Decentralization		$650,000
	Pipe Insulation		$20,000			
	Boiler Replacement and Decentralization		$650,000			
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$15,000	Ranges & Refrigerators		$16,500
	Maintenance Equipment			**Maintenance Equipment**		
	Maintenance Equipment		$10,000	Maintenance Equipment		$11,000
	Subtotal of Estimated Cost, Holland Gardens, Year 2		$1,145,000	Subtotal of Estimated Cost, Holland Gardens, Year 3		$1,194,500

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000005 Holland Gardens			***AMP NJ0090000005 Holland Gardens***		
See	**Site Improvements**			**Site Improvements**		
	Replace Stair Treads/Hall Tiles		$25,000	Replace Stair Treads/Hall Tiles		$27,500
	Paint stair case walls		$35,000	Paint stair case walls		$38,500
	Replace staircase Windows		$75,000	Replace staircase Windows		$82,500
	Repair Underground Sewer Line		$25,000	Repair Underground Sewer Line		$27,500
Annual						
	Skilled Trades			**Skilled Trades**		
	Roof Repair		$10,000	Roof Repair		$11,000
Statement	Facility Doors: Interior & Exterior		$5,000	Facility Doors: Interior & Exterior		$5,500
	Vacancy/Apt. Refurbishment		$70,000	Vacancy/Apt. Refurbishment		$77,000
	LBPAbatement & Mold/Mildew Remediation		$50,000	LBPAbatement & Mold/Mildew Remediation		$55,000
	Plastering Work Items		$10,000	Plastering Work Items		$11,000
	Facility Masonry Repair		$5,000	Facility Masonry Repair		$5,500
	Heating/Boiler Refurbishing		$10,000	Heating/Boiler Refurbishing		$11,000
	Pump Refurb/Zone Control		$5,000	Pump Refurb/Zone Control		$5,500
	Interior Steam & Return Line			Interior Steam & Return Line		
	Interior Sewer Cleaning		$5,000	Interior Sewer Cleaning		$5,500
	Utility Monitoring System		$10,000	Utility Monitoring System		$11,000
	Electric: Exterior Security Lighting		$20,000	Electric: Exterior Security Lighting		$22,000
	Fire Alarm System Upgrade		$15,000	Fire Alarm System Upgrade		$16,500
	Exterminator Supplies / Services		$24,200	Exterminator Supplies / Services		$26,620
	Dwelling Structures			**Dwelling Structures**		
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$18,150	Ranges & Refrigerators		$19,965
	Maintenance Equipment			**Maintenance Equipment**		
	Maintenance Equipment		$12,100	Maintenance Equipment		$13,310
	Subtotal of Estimated Cost, Holland Gardens, Year 4		$429,450	Subtotal of Estimated Cost, Holland Gardens, Year 5		$472,395

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	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost
	AMP NJ 0090000006 Montgomery Gardens			***AMP NJ 0090000006 Montgomery Gardens***		
See	**Site Improvements**			**Site Improvements**		
	Vacancy/Apt. Refurbishment for Buildings 2 & 6		$0	Vacancy/Apt. Refurbishment for Buildings 2 & 6		$150,000
	Increased Police Detail			Increased Police Detail		
	Skilled Trades			**Skilled Trades**		
Annual	Roof Repair		$5,000	Roof Repair		$500
	Facility Doors: Interior & Exterior		$15,000	Facility Doors: Interior & Exterior		$15,000
	Vacancy/Apt. Refurbishment		$50,000	Vacancy/Apt. Refurbishment		$50,000
	Painting: Halls/Stairs		$0	Painting: Halls/Stairs		$0
Statement	Plastering Work Items		$15,000	Plastering Work Items		$10,000
	LBP Abatement & Mold/Mildew Remediation		$20,000	LBP Abatement & Mold/Mildew Remediation		$20,000
	Elevator: Shaft & Cont. Rm Wiring		$20,000	Elevator: Shaft & Cont. Rm Wiring		$20,000
	Interior Sewer Cleaning		$10,000	Interior Sewer Cleaning		$10,000
	Facility Masonry Repairs		$20,000	Facility Masonry Repairs		$20,000
	Interior Steam & Return Line		$20,000	Interior Steam & Return Line		$20,000
	Utility Monitoring System		$20,000	Utility Monitoring System		$20,000
	Electric: Exterior Security Lighting		$20,000	Electric: Exterior Security Lighting		$20,000
	Fire Alarm System Upgrade		$20,000	Fire Alarm System Upgrade		$20,000
	Exterminator Supplies / Services		$10,000	Exterminator Supplies / Services		$11,000
	Dwelling Structures			Compactor System		$10,000
	Pipe Insulation		$10,000	**Dwelling Structures**		
	Replacement Housing Units (Senior Building)		$5,000,000	Pipe Insulation		$0
	Dwelling Equipment			Replacement Housing Units (Phase II)		$5,000,000
	Ranges & Refrigerators		$10,000			
	Maintenance Equipment		$0			
	Relocation Costs		$50,000			
				Dwelling Equipment		
	Demolition and Disposition			Ranges & Refrigerators		
	Demolition		$3,000,000	Maintenance Equipment		
				Relocation Costs		$50,000
				Demolition and Disposition		
				Demolition		$3,000,000
	Subtotal of Estimated Cost, Montgomery Gardens, Year 2		$5,315,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 3		$5,396,500

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ 0090000006 Montgomery Gardens			***AMP NJ 0090000006 Montgomery Gardens***		
See	**Site Improvements**			**Site Improvements**		
	Vacancy/Apt. Refurbishment for Buildings 2 & 6		$150,000	Vacancy/Apt. Refurbishment for Buildings 2 & 6		$150,000
	Increased Police Detail			Increased Police Detail		
	Skilled Trades			**Skilled Trades**		
	Roof Repair		$500	Roof Repair		$500
Annual	Facility Doors: Interior & Exterior		$15,000	Facility Doors: Interior & Exterior		$15,000
	Vacancy/Apt. Refurbishment		$50,000	Vacancy/Apt. Refurbishment		$50,000
	Painting: Halls/Stairs		$0	Painting: Halls/Stairs		$0
Statement	Plastering Work Items		$10,000	Plastering Work Items		$10,000
	LBP Abatement & Mold/Mildew Remediation		$20,000	LBP Abatement & Mold/Mildew Remediation		$20,000
	Elevator: Shaft & Cont. Rm Wiring		$20,000	Elevator: Shaft & Cont. Rm Wiring		$20,000
	Interior Sewer Cleaning		$10,000	Interior Sewer Cleaning		$10,000
	Facility Masonry Repairs		$20,000	Facility Masonry Repairs		$20,000
	Interior Steam & Return Line		$20,000	Interior Steam & Return Line		$20,000
	Utility Monitoring System		$20,000	Utility Monitoring System		$20,000
	Electric: Exterior Security Lighting		$20,000	Electric: Exterior Security Lighting		$20,000
	Fire Alarm System Upgrade		$20,000	Fire Alarm System Upgrade		$20,000
	Compactor System		$10,000	Compactor System		$10,000
	Exterminator Supplies / Services		$12,100	Exterminator Supplies / Services		$13,310
	Dwelling Structures			**Dwelling Structures**		
	Pipe Insulation		$0	Pipe Insulation		$0
	Replacement Housing Units (Phase III)		$5,000,000			
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators			Ranges & Refrigerators		
	Maintenance Equipment			Maintenance Equipment		
	Relocation Costs		$50,000	**Relocation Costs**		$50,000
	Subtotal of Estimated Cost, Montgomery Gardens, Year 4		$5,447,600	Subtotal of Estimated Cost, Montgomery Gardens, Year 5		$448,810

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

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Work Statement for Year 1 2012	Work Statement for Year 4 FY 2015			Work Statement for Year 5 FY 2016		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	***AMP NJ0090000007, A. Harry Moore***			***AMP NJ0090000007, A. Harry Moore***		
	Skilled Trades			Skilled Trades		
	Dwelling Structures Replacement Housing Units (Phase V)		$5,000,000	Dwelling Structures		
	Demolition					
	Dwelling Equipment			Dwelling Equipment		
	Subtotal of Estimated Cost, A. Harry Moore, Year 4		$5,000,000	Subtotal of Estimated Cost, A. Harry Moore, Year 5		$0

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000008, Curries Woods			***AMP NJ0090000008, Curries Woods***		
See	**Site Improvements**			**Site Improvements**		
	Increased Police Detail					
	New Windows at 3 new Heckman		$200,000			
	Paint Halls/ Staircase		$25,000			
	Replace Stair Treads at 3 New Heckman		$100,000			
	New Playground		$75,000	**Skilled Trades**		
				Vacancy/Apt. Refurbishment		$50,000
				Painting Halls/Stairs		$15,000
				Plastering Work Items		$10,000
	Skilled Trades			Apartment Painting (Seniors)		$15,000
	Vacancy/Apt. Refurbishment		$50,000	Exterminator Supplies / Services		$5,500
Annual	Painting Halls/Stairs		$15,000			
	Plastering Work Items		$10,000	**Dwelling Structures**		
	Apartment Painting (Seniors)		$15,000			
Statement	Exterminator Supplies / Services		$5,000			
	Dwelling Structures					
	Floors Refurbished		$200,000			
				Dwelling Equipment		
				Ranges & Refrigerators		$10,000
	Dwelling Equipment					
	Ranges & Refrigerators		$10,000	**Maintenance Equipment**		$0
	Subtotal of Estimated Cost, Curries Woods, Year 2		$705,000	Subtotal of Estimated Cost, Curries Woods, Year 3		$105,500

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000008, Curries Woods			***AMP NJ0090000008, Curries Woods***		
See	Site Improvements			Site Improvements		
	Landscaping		$30,000	Landscaping		$33,000
	Skilled Trades			**Skilled Trades**		
	Vacancy/Apt. Refurbishment		$60,000	Vacancy/Apt. Refurbishment		$66,000
Annual	Painting Halls/Stairs		$15,000	Painting Halls/Stairs		$16,500
	Plastering Work Items		$20,000	Plastering Work Items		$22,000
	Exterminator Supplies / Services		$6,050	Exterminator Supplies / Services		$6,655
Statement						
	Dwelling Structures			**Dwelling Structures**		
	Roof Repair		$25,000	Roof Repair		$27,500
	Siding Repair		$20,000	Siding Repair		$22,000
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$10,000	Ranges & Refrigerators		$11,000
	Maintenance Equipment			**Maintenance Equipment**		
	Maintenance Equipment		$15,000	Maintenance Equipment		$16,500
	Subtotal of Estimated Cost, Curries Woods, Year 4		$201,050	Subtotal of Estimated Cost, Curries Woods, Year 5		$221,155

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000009 Berry Gardens I,II,III & IV			***AMP NJ0090000009 Berry Gardens I,II,III & IV***		
See	**Site Improvements**			**Site Improvements**		
	New Building Signage		$5,000	Replace entrance and roof doors at 72 & 82		$50,000
	Public Address System		$25,000	Replacement of Door closures at staircase 72 & 82		$25,000
	Upgrade heating system in apartments		$100,000			
	Repair Parking Gate Operators		$10,000			
	Elevator Rehab(Energy efficiency)		$100,000	**Skilled Trades**		
	Replacement of Exterior Benches		$15,000	Roof Repair		$10,000
				Vacancy/Apt, Refurbishment		$50,000
	Skilled Trades			Painting Halls/Stairs		$15,000
	Exterminator Supplies / Services		$5,000	Exterminator Supplies / Services		$5,500
	Roof Repair		$20,000	Plastering Work Items		$10,000
Annual	Vacancy/Apt. Refurbishment		$30,000	Facility Masonry Repair		$10,000
	Painting Halls/Stairs		$15,000	Apt Painting		$25,000
	Plastering Work Items		$25,000	Elevator Shaft & Cont. Rm Wiring		$25,000
Statement	Facility Masonry Repair		$25,000	Pump Refurb/Zone Control		$10,000
	Apartment Painting		$30,000	Interior Steam & Return Line		$10,000
	Elevator Shaft & Cont. Rm Wiring		$25,000	Interior Sewer Cleaning		$8,000
	Pump Refurb/Zone Control		$18,000	Compactor System Refurb		$10,000
	Interior Steam & Return Line		$20,000	Utility Monitoring System		$5,000
	Interior Sewer Cleaning		$8,000	Electric: Exterior Security Lighting		$15,000
	Compactor System Refurb		$10,000	Fire Alarm System Upgrade		$10,000
	Utility Monitoring System		$5,000	Bathroom Mod (Minor)		$25,000
	Electric: Exterior Security Lighting		$25,000	**Dwelling Structures**		
	Fire Alarm System Upgrade		$10,000	Pipe Insulation		$10,000
	Non-Dwelling Structures			Fire Pump Refurbishment		$15,000
	Handicapped Accessibility Upgrades		$1,340,000	Apt Window/Curtainwall Replacement (92 Danforth)		$5,500,000
	Dwelling Structures					
	Pipe Insulation		$20,000			
	Apt Window/Curtainwall Replacement (92 Danforth)		$2,500,000			
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$15,000	Ranges & Refrigerators		$10,000
	Elevator Replacement (199 Ocean)		$500,000	Elevator Replacement (92 Ocean)		$500,000
	Building Structural repair		$100,000	Building Structural Repairs		$100,000
	Subtotal of Estimated Cost, Berry Gardens, Year 2		$5,001,000	Subtotal of Estimated Cost, Berry Gardens, Year 3		$6,453,500

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ0090000009 Berry Gardens I,II,III & IV			***AMP NJ0090000009 Berry Gardens I,II,III & IV***		
See	**Site Improvements**			**Site Improvements**		
	Replace entrance and roof doors at 72 & 82		$50,000	Replace entrance and roof doors at 72 & 82		$55,000
	Replacement of Door closures at staircase 72 & 82		$25,000	Replacement of Door closures at staircase 72 & 82		$27,500
	Skilled Trades			**Skilled Trades**		
	Roof Repair		$10,000	Roof Repair		$11,000
Annual	Vacancy/Apt. Refurbishment		$60,000	Vacancy/Apt. Refurbishment		$66,000
	Painting Halls/Stairs		$10,000	Painting Halls/Stairs		$11,000
	Plastering Work Items		$10,000	Plastering Work Items		$11,000
Statement	Facility Masonry Repair		$10,000	Facility Masonry Repair		$11,000
	Exterminator Supplies / Services		$6,050	Exterminator Supplies / Services		$6,655
	Elevator Shaft & Cont. Rm Wiring		$25,000	Elevator Shaft & Cont. Rm Wiring		$27,500
	Pump Refurb/Zone Control		$10,000	Pump Refurb/Zone Control		$11,000
	Interior Steam & Return Line		$10,000	Interior Steam & Return Line		$11,000
	Interior Sewer Cleaning		$10,000	Interior Sewer Cleaning		$11,000
	Compactor System Refurb		$15,000	Compactor System Refurb		$16,500
	Utility Monitoring System		$10,000	Utility Monitoring System		$11,000
	Electric: Exterior Security Lighting		$20,000	Electric: Exterior Security Lighting		$22,000
	Fire Alarm System Upgrade		$10,000	Fire Alarm System Upgrade		$11,000
	Bathroom Mod (Minor)		$30,000	Bathroom Mod (Minor)		$33,000
	Dwelling Structures			**Dwelling Structures**		
	Pipe Insulation		$10,000	Pipe Insulation		$11,000
	Fire Pump Refurbishment		$20,000	Fire Pump Refurbishment		$22,000
	Ground Floor Restoration (72 & 82 Danforth)		$750,000	Ground Floor Restoration (72 & 82 Danforth)		$750,000
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$10,000	Ranges & Refrigerators		$11,000
	Elevator Replacement (72 & 82 Danforth)		$250,000	Elevator Replacement (72 & 82 Danforth)		$250,000
	Building Structural Repairs		$100,000	Building Structural Repairs		$110,000
	Subtotal of Estimated Cost, Berry Gardens, Year 4		$1,461,050	Subtotal of Estimated Cost, Berry Gardens, Year 5		$1,507,155

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2012	Work Statement for Year 2 FY 2013			Work Statement for Year 3 FY 2014		
	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost
	AMPNJ0090000016, Thomas J. Stewart Apts.			***AMPNJ0090000016, Thomas J. Stewart Apts.***		
See	**Site Improvements/Utilities**			**Site Improvements/Utilities**		
	New Building Signage		$5,000	Replace Kitchen Cabinets		$50,000
	Replace Kitchen Cabinets		$50,000	New Furniture in common Areas		$10,000
	New Furniture in common Areas		$10,000	New Exterior Furniture		$15,000
	New Exterior Furniture		$15,000	Tuck Pointing per REAC inspections		$0
	Tuck Pointing per REAC inspections		$50,000	Replace Carpet in Hallways and Lobby Area		$20,000
	Install new staircase		$250,000			
Annual	**Skilled Trades**			**Skilled Trades**		
	Roof Repair		$5,000	Roof Repair		$5,000
	Vacancy/Apt. Refurbishment		$10,000	Vacancy/Apt. Refurbishment		$10,000
	Painting Halls/Stairs		$10,000	Painting Halls/Stairs		$10,000
	Plastering Work Items		$5,000	Plastering Work Items		$5,000
	Facility Masonry Repair		$5,000	Facility Masonry Repair		$5,000
	Apartment Painting		$26,000	Apartment Painting		$10,000
	Elevator Shaft & Cont. Rm Wiring		$10,000	Elevator Shaft & Cont. Rm Wiring		$10,000
	Heating/Boiler Refurbishing		$5,000	Heating/Boiler Refurbishing		$5,000
	Compactor System Refurb		$3,000	Compactor System Refurb		$3,000
	Replace Handicap Ramp Door		$20,000	Exterminator Supplies / Services		$5,500
	Replace Carpet in Hallways and Lobby Area		$20,000			
Statement	Exterminator Supplies / Services		$5,000			
	Non-Dwelling Structures			**Fire Pump Refurbishment**		$50,000
	Handicapped Accessibilty Upgrades (Incl Elevator Cab)		$500,000			
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$10,000	Ranges & Refrigerators		$5,000
	Dwelling Structures			**Dwelling Structures**		
	Subtotal of Estimated Cost, Thomas J. Stewart, Year 2		$1,014,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 3		$218,500

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2009	Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMPNJ0090000016, Thomas J. Stewart Apts.			***AMPNJ0090000016, Thomas J. Stewart Apts.***		
See	**Site Improvements/Utilities**			**Site Improvements/Utilities**		
	Replace Kitchen Cabinets		$25,000	Replace Kitchen Cabinets		$27,500
	New Furniture in common Areas		$10,000	New Furniture in common Areas		$11,000
	New Exterior Furniture		$5,000	New Exterior Furniture		$5,500
Annual	Tuck Pointing per REAC inspections		$5,000	Tuck Pointing per REAC inspections		$5,500
	Skilled Trades			**Skilled Trades**		
	Roof Repair		$5,000	Roof Repair		$5,500
Statement	Vacancy/Apt. Refurbishment		$10,000	Vacancy/Apt. Refurbishment		$11,000
	Painting Halls/Stairs		$10,000	Lobby Stairs & Hallway		$11,000
	Plastering Work Items		$5,000	Plastering Work Items		$5,500
	Facility Masonry Repair		$5,000	Facility Masonry Repair		$5,500
	Apartment Painting		$10,000	Apartment Painting		$11,000
	Elevator Shaft & Cont. Rm Wiring		$10,000	Elevator Shaft & Cont. Rm Wiring		$11,000
	Heating/Boiler Refurbishing		$5,000	Heating/Boiler Refurbishing		$5,500
	Compactor System Refurb		$3,000	Compactor System Refurb		$3,300
	Exterminator Supplies / Services		$6,050	Exterminator Supplies / Services		$6,655
	Dwelling Structures					
	Dwelling Equipment			**Dwelling Equipment**		
	Ranges & Refrigerators		$10,000	Ranges & Refrigerators		$11,000
	Subtotal of Estimated Cost, Thomas J. Stewart, Year 4		$124,050	Subtotal of Estimated Cost, Thomas J. Stewart, Year 5		$136,455

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages-Work Activities

Work Statement for Year 1 2012	Work Statement for Year 2 FY 2013			Work Statement for Year 3 FY 2014		
	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description o Major Work Categories	Quantity	Estimated Cost
	AMP NJ009000010, Dwight Street Homes			***AMP NJ009000010, Dwight Street Homes***		
See	Site Improvements			Site Improvements		
	Apartment Rehab		$27,000	Apartment Rehab		$27,000
Annual						
	AMP NJ0090000001, Lafayette Gardens			***AMP NJ0090000001, Lafayette Gardens***		
Statement	Replacement Housing Units (Glenview)		$5,000,000	Replacement Housing Units (Glenview II)		$5,000,000
	PHA-WIDE			***PHA-WIDE***		
	Annual Debt Service		$802,034	Annual Debt Service		$798,778
	Administrative		$541,985	Administrative		$541,985
	AMP-WIDE			AMP-WIDE		
	Management Improvements		$707,550	Management Improvements		$707,550
	Operations		$1,083,971	Operations		$1,083,971
	Subtotal of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Year 2		$8,162,540	Subtotal of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Ye		$8,159,284

Capital Fund Program Five-Year Action Plan

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

Expires 4/30/2012

Work Statement for Year 1 2012	Work Statement for Year 4 FY 2015			Work Statement for Year 5 FY 2016		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AMP NJ009000010, Dwight Street Homes			***AMP NJ009000010, Dwight Street Homes***		
See	Site Improvements			Site Improvements		
	Apartment Rehab		$27,000	Apartment Rehab		$27,000
Annual	***AMP NJ0090000001, Lafayette Gardens***			***AMP NJ0090000001, Lafayette Gardens***		
Statement	Replacement Housing Units (Glenview II)		$5,000,000			
	PHA-WIDE			***PHA-WIDE***		
	Annual Debt Service		$799,541	Annual Debt Service		$800,539
	Administrative		$541,985	Administrative		$541,985
	AMP-WIDE			AMP-WIDE		
	Management Improvements		$ 707,550	Management Improvements		$ 707,550
	Operations		$ 1,083,971	Operations		$ 1,083,971
	Subtotal of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Year 4		$8,160,047	Total of Est Cost, Dwight Street , Lafayette, & PHA-Wide, Year 5		$3,161,045

form HUD-50075.2 (4/2008)

Part II: Supporting Pages-Work Activities

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

	Pave Parking Areas	
	Repair or Replace Parking gates or Access control	
	Playground Replacements	
	Lead/ACM Abatement or Encapsulation	
	Improve Community Rooms (all sites)	
	Elevator Upgrades: Montgomery Gardens/Curries Woods	
	Berry Gardens/Thomas J. Stewart and 254 Bergen	

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950209 Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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]	705,334	705,334	0	0

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

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

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950209 Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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)	705,334	705,334	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950209	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Lafayette Gardens	Replacement Units	1499		705,334	705,334	0	0	
and								
A HArry Moore Apts								

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

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950209	**Federal FFY of Grant: 2009**

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Lafayette Gardens	10/29/15		10/29/17		
A Harry Moore	10/29/15		10/29/17		

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R009501 10 Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/11 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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]	510,799	510,799	0	0

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950110 Date of CFFP:	**FFY of Grant:2010** **FFY of Grant Approval: 2010**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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)	510,799	510,799	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950110	**Federal FFY of Grant: 2010**

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]	
Lafayette Gardens	Replacement Units	1499		510,799	510,799	0	0	
and								
A HArry Moore Apts								

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

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Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950110	**Federal FFY of Grant: 2010**

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

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

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority					**Federal FFY of Grant: 2010**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Lafayette Gardens	7/14/12		7/14/14		
A Harry Moore	7/14/12		7/14/14		

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

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority					**Federal FFY of Grant: 2010**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950210 Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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]	701,776	701,776	0	0

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

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

Part I: Summary

PHA Name: **Jersey City** **Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950210 Date of CFFP:	**FFY of Grant:2010** **FFY of Grant Approval: 2010**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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)	701,776	701,776	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

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Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950210	**Federal FFY of Grant: 2010**

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]	
Lafayette Gardens	Replacement Units	1499		701,776	701,776	0	0	
and								
A HArry Moore Apts								

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950210	**Federal FFY of Grant: 2010**

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

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Lafayette Gardens	7/14/12		7/14/14		
A Harry Moore	7/14/12		7/14/14		

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950111 Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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]	115,752	115,752	0	0

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

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

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950111 Date of CFFP:	**FFY of Grant:2011** **FFY of Grant Approval: 2011**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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)	115,752	115,752	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R0095011	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Lafayette Gardens	Replacement Units	1499		115,752	115,752	0	0	
and								
A HArry Moore Apts								

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

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Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950111	**Federal FFY of Grant: 2011**

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority

Federal FFY of Grant: 2011

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Lafayette Gardens	10/29/15		10/29/17		
A Harry Moore	10/29/15		10/29/17		

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

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950211 Date of CFFP:	**FFY of Grant: 2011** **FFY of Grant Approval: 2011**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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]	424,259	424,259	0	0

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

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

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

U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R00950211 Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval: 2011

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/11 ☐ 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)	424,259	424,259	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

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

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

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950211	**Federal FFY of Grant: 2011**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Lafayette Gardens	Replacement Units	1499		424,259	424,259	0	0	
and								
A HArry Moore Apts								

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

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Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39R00950211	**Federal FFY of Grant: 2011**

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority					**Federal FFY of Grant: 2011**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Lafayette Gardens	10/29/15		10/29/17		
A Harry Moore	10/29/15		10/29/17		

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

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJE00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	20,000	20,000	20,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	15,000	15,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	200,000	200,000	200,000	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Expires 4/30/2011

Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJE00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009

Type of Grant

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

☒ Performance and Evaluation Report for Period Ending: 9/30/11 ☐ 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)	15,000	15,000	15,000	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	250,000	250,000	250,000	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	50,000	50,000	50,000	0
24	Amount of line 20 Related to Security - Hard Costs	200,000	200,000	200,000	0
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ39E00950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Marion Gardens								
AMP 002	Replace & Repair Building Stairs	1460		89,900	89,900	89,900		
	Replace Unterior Lighting & Provide	1460		45,300	45,300	45,300		
	New Exterior Lighting							
	Replace & Repair Building Entrance Drs	1460		64,800	64,800	64,800		
	Professional Design Costs	1430		10,000	10,000	10,000		
	Miscellaneous Fees	1430		5,000	5,000	5,000		
	PHA Project Administration	1410		20,000	20,000	20,000		
	Contingency	1502		15,000	15,000	15,000		

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ39E00950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

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

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority | **Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 002, Marion Gardens	9/24/11		9/24/12		

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority | **Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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

Part I: Summary

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

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 8/11/11 ☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,288,637	912,975	912,975	869,125
8	1440 Site Acquisition				
9	1450 Site Improvement	719,768	742,307	742,307	849,278
10	1460 Dwelling Structures	7,941,595	8,344,718	8,344,718	8,281,597
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

U.S. Department of Housing and Urban Development
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Part I: Summary

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

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 6)**

☒ **Performance and Evaluation Report for Period Ending: 8/11/11** ☒ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	50,000	0		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	10,000,000	10,000,000	10,000,000	10,000,000
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: CFFP CFFP (Yes/ No): YES Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP002 Marion Gardens	A/E:Apartment Windows	1430	8 bldgs	240,000	26,136	26,136	26,136	
	Apartment Windows	1460	8 bldgs	2,038,,500	1,770,200	1,770,200	1,770,200	No Contingency
AMP003 Booker T Washington Apts	A/E: Apartment Windows	1430	6 bldgs	180,000	24,485	24,485	24,485	
	Apartment Windows	1460	6 bldgs	1,531,200	1,706,300	1,706,300	1,706,300	Complete
AMP003 BTW Annex	A/E: Apartment Windows	1430	1 bldg	30,000	15,437	15,437	15,437	
	Apartment Windows	1460	1 bldg	252,000	835,063	835,063	835,063	No Contingency
AMP003 BTW Apts	Complete Topographic Survey	1430	1 survey	45,000	13,520	13,520	13,520	Complete
AMP003 BTW Annex	Complete Topograhic Survey	1430	1 survey	15,000	10,500	10,500	10,500	Complete
	Underground Steam & Return: Boiler	1450	2 bldgs	283,500	563,395	606,911	606,911	No Contingency
	A/E:Heating & Hot Water System	1430	2 Bldgs	0	16,183	16,183	16,183	Complete
AMP 004 Hudson Gardens	High Pressure Gas Line	1460	6 Bldgs	0	67,618	67,618	67,617	Complete
	A/E:Boiler Replacement	1430	6 Bldgs	0	43,303	43,303	43,303	
	Boiler Replacement	1460	6 Bldgs	0	1,600,800	1,600,800	1,600,800	Contingency of $266,800; Complete
	Hot Water Tank Replacement	1460	1 Tank	130,700	85,994	85,994	85,994	Complete
AMP005 Holland Gardens	A/E: Replacement of Boiler Tubes & Tube Sheets	1430	1 Boiler Rom	15,000	0	0	0	
	Replacement of Boiler Tubes & Sheets	1460	1 Boiler	126,000	57,346	57,346	57,346	Complete
	Hot Water Tank Replacement	1460	1 Tank	130,700	75,743	75,743	75,743	Complete
PHA Wide	Contingency	1502		50,000	0	0	0	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: CFFP CFFP (Yes/ No): YES Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP006 Montgomery Gardens	A/E: Oil Tank Replacement	1430	1 Tank	18,000	7,821	7,821	7,821	Complete
	Oil Tank Replacement	1450	1 Tank	152,768	242,367	242,367	242,367	Complete
	Roof Replacement	1460	6 Bldgs	993,900	0	0	0	
	Underground Steam & Return	1450	2 Bldgs	283,500	0	0	0	
AMP009 Berry Gardens	A/E: Roof Replacement	1430	2 Bldgs	0	9,618	9,618	9,618	Complete
	Roof Replacement	1460	2 Bldgs	309,495	368,500	368,500	368,500	Complete
	Complete Kitchen Modernization	1460	2 Bldgs	2,429,100	0	0	0	
	Elevator Smoke Barriers	1460	2 Bldgs	0	156,720	156,720	156,720	Complete
	Sealing of Vertical Openings	1460	2 Bldgs	0	90,920	90,920	90,920	No Contingency
	Energy Management System Upgrade	1460	2 Bldgs	0	75,950	75,950	75,950	Complete
	Bathroom Mod	1460	2 Bldgs	0	434,767	434,767	434,767	Complete
	A/E:Window Replacement	1460	2 Bldgs	0	9,724	9,724	9,724	Complete
	Apartment Window Replacement	1460	2 Bldgs	0	631,784	631,784	631,784	Complete
AMP016 TJ Stewart	Bathroom Mod	1460	2 Units	0	314,169	314,169	314,169	Complete
JCHA Wide	Financing Costs	1430		555,766	548,860	548,860	548,860	Complete
	In-House Inspection	1430		189,871	196,777	153,262	153,262	Complete

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

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

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jersey City

Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 002 Marion Gardens	8/15/2009		8/15/2011		
AMP 003 Booker T Washington	8/15/2009		8/15/2011		
AMP 004 Hudson Gardens	8/15/2009		8/15/2011		
AMP 005 Holland Gardens	8/15/2009		8/15/2011		
AMP008 Currie Wods	8/15/2009		8/15/2011		
AMP 009 Berry Gardens	8/15/2009		8/15/2011		
AMP 016 Thomas Stewart	8/15/2009		8/15/2011		
PHA Wide	8/15/2009		8/15/2011		

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

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

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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Part I: Summary

PHA Name: Jersey City Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ00900000509R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/11 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	133,570	133,570	133,570	18,590
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	214,306	214,306	214,306	184,875
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,022,450	1,022,450	1,022,450	1,017,206
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				

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

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

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

Part I: Summary

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ000900000509R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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)	98,940	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,469,266	1,469,266	1,469,266	1,220,671
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	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	1,469,266	1,469,266	1,469,266	1,220,671

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ3900900000509R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Holland Gardens								
AMP 005	Solar Hot Water for 5 Buildings	1460		680.792	779,732	779,732	891,418	
	DDC Controls, Apt Sensors & Bldg Mgt	1460		299,592	299,592	299,592	125,788	
	New Exterior Lighting							
	Weather Stripping, Apt Doors, & Replace Bldg Doors	1460		42,066	42,066	42,066	0	
	Professional Design Costs	1430		193,857	193,857	193,857	184,875	
	Miscellaneous Fees	1430		20,449	20,449	20,449		
	PHA Project Administration	1410		133,570	133,570	133,570	18,590	
	Contingency	1502		98,940	0	0	0	

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

Part II: Supporting Pages

PHA Name: Jersey City Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ3900900000509R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

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

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

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jersey City Housing Authority					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 005, Holland Gardens	9/1/10	4/1/10	3/1/12		

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

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jersey City Housing Authority					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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Part I: Summary

PHA Name: Housing Authoirty of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39S00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:1)
☒ Performance and Evaluation Report for Period Ending: 9/30/11 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	425,197	287,096	287,096	287,096
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,340,000	3,484,101	3,484,101	3,323,707
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	1,105,000	1,099,000	1,099,000	991,962
13	1475 Non-dwelling Equipment				
14	1485 Demolition	3,000,000	3,000,000	3,000,000	3,000,000
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
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Part I: Summary

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ39S00950109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 1)**

☒ **Performance and Evaluation Report for Period Ending: 9/30/11** ☐ **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)	7,870,197	7,870,197	7,870,197	7,602,765
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	1,105,000	1,099,000	1,099,000	991,962
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
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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.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ39S0095019 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP002 Marion Gardens	Apartment Rehab (FA)	1460	36 units	538,000	1,075,701	1,075,701	1,000,765	
	Apartment Painting (Seniors) (FA)	1460	0 units	36,000	0	0	0	
AMP003 Booker T Washington Apts	Apartment Rehab (FA)	1460	30 units	511,000	1,216,980	1,216,980	1,093,685	
	Apartment Painting (Seniors) (FA)	1460	0 units	58,000	0	0	0	
AMP004 Hudson Gardens	Apartment Rehab (FA)	1460	3 units	376,000	23,746	23,746	23,746	
	Apartment Painting (Seniors) (FA)	1460	36 units	68,000	55,376	55,376	55,376	
AMP005 Holland Gardens	Apartment Rehab (FA)	1460	4 units	269,000	167,101	167,101	167,101	
	Apartment Painting (Seniors) (FA)	1460	15 units	32,000	48,000	48,000	37,714	
AMP007 A Harry Moore Apts	Demolition	1485	3 Bldgs	3,000,000	3,000,000	3,000,000	3,000,000	
AMP008 Currie Woods	Apartment Rehab (FA)	1460	13 units	296,000	335,149	335,149	335,319	
	Apartment Painting (Seniors) (FA)	1460	30 units	85,000	110,000	110,000	104,199	

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[2] To be completed for the Performance and Evaluation Report.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jersey City	**Grant Type and Number** Capital Fund Program Grant No: NJ39S00950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP009 Berry Gardens	Apartment Rehab (FA)	1460	10 units	619,000	160,116	160,116	160,343	
	Apartment Painting (Seniors) (FA)	1460	170 Units	325,000	245,000	245,000	234,960	
	Handicapped Accessibility Upgrades	1470		1,005,000	1,099,000	1,099,000	991,962	
AMP016 Thomas Stewart Apts	Apartment Painting (Seniors) (FA)	1460	31 units	46,000	62,960	62,960	61,903	
	Handicapped Accessibility Upgrades	1470		100,000	0	0	0	
AMP010 Dwight Street Homes	Apartment Rehab (FA)	1460	4 units	81,000	42,540	42,540	47,996	
PHA Wide	Administrative	1410		425,197	287,096	287,096	287,096	

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

[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
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Part III: Implementation Schedule for Capital Fund Financing Program

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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