

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

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 ___ 5-Year and/or ___ 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.

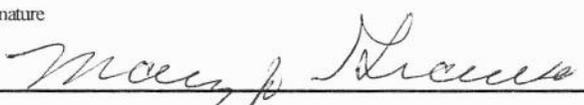
Lakewood Housing Authority
 PHA Name

NJ054
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20 - 20

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 Mary Jo Grauso	Title Executive Director
Signature 	Date 8-16-11

RESOLUTION NO. 5005

**RESOLUTION APPROVING
THE LAKEWOOD HOUSING AUTHORITY
PHA ANNUAL PLAN FOR FY 2012**

WHEREAS, pursuant to the Quality Housing & Work Responsibility Act, which is part of Title V of the HUD FY 1999 Appropriations Act (P.L. 105-276), housing authorities are mandated to complete a 5-Yr and Annual Plan in order to continue to receive federal funding for Public Housing Programs and the Section 8 / Housing Choice Voucher (HCV) Programs; and

WHEREAS, the Housing Authority held a resident/participant meeting on August 3, 2011 at 11:00 AM, to receive comments from Public Housing residents and Section 8 / HCV participants, and

WHEREAS, there were no comments and suggestions from residents regarding the PHA Annual Plan, and

WHEREAS, the Housing Authority held a public hearing on September 16, 2011, at 11:00 AM, to receive comments from the public, public officials, organizations, and the community-at-large; and

WHEREAS, there was no attendance by the public and therefore no comments or suggestions were received regarding the PHA Annual Plan, and

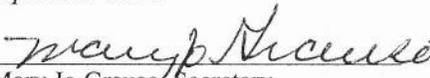
WHEREAS, the Executive Director recommends that the Board approve the PHA Annual Plan for FY 2012 to be forwarded to HUD by Oct 15, 2011, and

WHEREAS, the Executive Director certifies that there were no additional comments or recommended changes to the PHA Annual Plan by the Board.

NOW THEREFORE BE IT RESOLVED by the Board, that it approves the PHA Annual Plan for Fiscal Year 2012 and hereby approves the submission of the PHA Plans to HUD on October 14, 2011, and

BE IT FURTHER RESOLVED that this submission of the PHA Annual Plan is subject to HUD approval.

I hereby certify that the above is a true copy of a Resolution duly adopted by the Board of Commissioners of the Housing Authority Of the Township of Lakewood in the County of Ocean at its Special Board Meeting held on the 20th day of September 2011.


Mary Jo Grauso, Secretary
Executive Director

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.

Lakewood Housing Authority

PHA Name

NJ054

PHA Number/HA Code

<small>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)</small>	
Name of Authorized Official Mary Jo Grauso	Title Executive Director
Signature 	Date 8-16-11

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> NA a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: U. S. Department of HUD	7. Federal Program Name/Description: PHA 5 Year/Annual Plan CFDA Number, if applicable: N/A	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
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: _____ Print Name: <u>Mary Jo Grauso</u> Title: <u>Executive Director</u> Telephone No.: <u>(732) 364-1300</u> Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>LAKEWOOD HOUSING AUTHORITY</u> PHA Code: <u>NJ054</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>268</u> Number of HCV units: <u>833</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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:																										
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.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: ARRA Grant fully expended. (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. Lakewood Housing Authority, 317 Sampson Ave., Lakewood, NJ 08701																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. SEE ATTACHMENT 7																										
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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE ATTACHMENT 5																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHMENT 6																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
9.0	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. SEE ATTACHMENT 2																										
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. SEE ATTACHMENT 3																										

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p style="text-align: center;">SEE ATTACHMENT 4</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) SEE ATTACHMENT 5</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) SEE ATTACHMENT 6</p>
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Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Lakewood HA-NJ054		Lakewood/Ocean/New Jersey			XOriginal 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name NJ054000001	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	\$110,000	\$110,000	\$110,000	\$110,000
C.	Management Improvements		\$10,000	\$10,000	\$10,000	\$10,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$20,000	\$20,000	\$20,000	\$20,000
F.	Other		\$30,000	\$30,000	\$30,000	\$30,000
G.	Operations		\$5,000	\$5,000	\$5,000	\$5,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		\$115,000	\$115,000	\$115,000	\$115,000
K.	Total CFP Funds		\$290,000	\$290,000	\$290,000	\$290,000
L.	Total Non-CFP Funds					
M.	Grand Total		\$290,000	\$290,000	\$290,000	\$290,000

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: Lakewood Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39PO54501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$5,000		0	0
3	1408 Management Improvements	\$10,000		0	0
4	1410 Administration (may not exceed 10% of line 21)	\$25,000		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$30,000		\$3,300	\$3,300
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$150,061.58		\$37,843.18	\$37,843.18
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000		0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Lakewood Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39PO54501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$115,679.42		\$115,679.42	\$58,158.32	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$340,741		\$156,822.60	\$99,301.50	
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		

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: Lakewood Housing Authority			Grant Type and Number Capital Fund Program Grant No: NJ39PO54501-10 CFFP (Yes/ No): yes 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
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
1. HA-WIDE	1. Operations	1406		\$5,000	\$5,000	0	0	
	2. Staff Training	1408		\$4,000	\$4,000	0	0	
	3. Computer Software	1408		\$3,000	\$3,000	0	0	
	4. Commissioner & Exec. Dir. Training	1408		\$3,000	\$3,000	0	0	
	5. Administration	1410		\$25,000	\$25,000	0	0	
	6. A/E & MOD Coordinator Fees	1430		\$30,000	\$30,000	\$3,300	\$3,300	
	7. Refrigerators & Stoves	1465.1		\$5,000	\$5,000	0	0	
	8. Debt Service	1501		\$115,679.42	\$115,679.42	\$115,679.42	\$58,158.32	
2. NJ054000001	1. Replace Windows	1460		\$150,061.58	\$37,843.18	\$37,843.18	\$37,843.18	
	2. Soffits, Gutters & Leaders-Lulu Duffy	1460		0	\$30,000	0	0	
	3. Handrails-Lulu Duffy	1460		0	\$5,000	0	0	
	4. Demo DHW System-Currey	1460		0	\$10,500	0	0	
	5. Drainage Problem	1450		0	\$3,500	0	0	
	6. Site Lighting-Currey & Ward	1450		0	\$58,218.40	0	0	
3. NJ054000002	1. Boiler Work-JFK	1460		0	\$5,000	0	0	
	GRAND TOTAL			\$340,741	\$340,741	\$156,822.60	\$99,301.50	

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 I: Summary	
PHA Name: Lakewood Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39PO54501-12 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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$5,000			
3	1408 Management Improvements	\$10,000			
4	1410 Administration (may not exceed 10% of line 21)	\$25,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000			
10	1460 Dwelling Structures	\$78,921.47			
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000			
12	1470 Non-dwelling Structures	\$5,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Lakewood Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39PO54501-12 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2012 FFY of Grant Approval: 2012	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$111,078.53				
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$290,000				
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			Signature of Public Housing Director			
Date			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: Lakewood Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39PO54501-12 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 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
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
1. HA-WIDE	1. Operations	1406		\$5,000				
	2. Staff Training	1408		\$4,000				
	3. Computer Software	1408		\$3,000				
	4. Commissioner & Exec. Dir. Training	1408		\$3,000				
	5. Administration	1410		\$25,000				
	6. A/E & MOD Coordinator Fees	1430		\$30,000				
	7. Refrigerators & Stoves	1465.1		\$5,000				
	8. Debt Service	1501		\$111,078.53				
2. NJ054000001	1. Upgrade parking Lot at Lulu Duffy	1450		\$30,000				
	2. Crawl Space Entrance Doors at Lulu Duffy	1460		\$5,000				
	3. New Steps to basement of Admin Building	1470		\$5,000				
	4. New Entrance Doors at Peter Ward	1460		\$73,921.47				
	GRAND TOTAL			\$290,000				

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: Lakewood Housing Authority				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	
1. HA-WIDE	6/30/14		6/30/16		
2. NJ054000001	6/30/14		6/30/16		

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.

ATTACHMENT 1

5.1 Mission

The Lakewood Housing Authority's mission is to provide safe, decent, affordable and sanitary housing for the population we serve. We plan over the next 5 years the disposition of our family site, JFK Apartments. We have had an outside engineering firm evaluate the physical needs of JFK and the recommendation is to sell the property as there are numerous structural and system wide repairs needed to bring the site up to the proper standards. It is our intention to provide HUD with a plan for relocation of our 62 families by providing Section 8 replacement vouchers, and rebuilding 43 units on property owned by our non-profit, Lakewood Affordable Housing Corporation. This plan is in the beginning stages and will be more definite after talks with the local HUD office are finalized.

5.2 Goals and Objectives

The Lakewood Housing Authority's goals and objectives for the next five years are the same as the U.S. Department of Housing & Urban Development's Performance Indicators that comprise the Section 8 Management Assessment Program (SEMAP) Certification. In addition, the LHA's goals and objectives for Public Housing are to provide decent, safe, and affordable housing, improve the quality of assisted housing, improve community quality of life and economic vitality, promote self-sufficiency and asset development of families and individuals and ensure equal opportunity in housing for all Americans.

In addition as described above the disposition of the JFK site. We plan to use the revenue from the sale of the property along with a portion of our PH reserves to construct new PH units on a deferent site in Lakewood. We plan on partnering with our non-profit and develop a mined finance project that will improve the housing stock offered to our residents.

The following is a description of what has been achieved over the past five years:

- a. Expend the supply of assisted housing.

The housing authority has partnered with Ocean Mental Health to apply for vouchers in conjunction with the Continuum of Care. The housing authority was successful in obtaining 2 additional vouchers for the chronically homeless population. In addition, we are working hand in hand with the Lakewood Affordable Housing Corporation in building additional affordable housing rental units and homes for sale.

The LHA was successful in being a recipient of \$235,081 in funding through the 2010 McKinney-Vento homeless assistance competition. We will be working with STEPS and Family Promise, two local non profits to assist families who are homeless.

b. Improve the quality of assisted housing.

The LHA has worked to improve the PHAS score. We have become a high performer with a 93 score. We are proud that we were able to have achieved that designation. In addition, our SEMAP score has been 100% for several years. After completing an agency wide strategic plan in order to access our current housing stock and determine if we should consider demolishing or disposing of obsolete public housing that we currently have in stock we have decided the family site needs to be disposed. By working with our non-profit, HUD and local community groups we will be able to rebuild 43 units on available land in Lakewood.

c. Increase assisted housing choices.

We have a viable first time homeownership program for our Section 8 Voucher holders. We have partnered with the Housing Alliance of Monmouth/Ocean County to provide HUD approved counseling for our prospective homeowners. We would like to become a HUD approved counseling agency in order to provide more one on one assistance to our homebuyers. We maintain a good relationship with our landlords by providing handouts to new owners and take the time to brief prospective landlords about the Section 8 Program. In addition, we are available to discuss any problems or questions they may have regarding the program. We now have twenty-four homeowners and have had no foreclosure issues. Currently we have two families who are waiting for down payment assistance from a local non profit and to be able to realize owning their own home through the Section 8 Homeownership Program.

d. Improve community quality of life and economic vitality.

We have expended funds to increase the number of security cameras, updated intercoms, security software and entry bio readers. These improvements have assisted in providing a safer environment for our residents. We have added site improvements including new outdoor grills and benches for the enjoyment of our residents.

e. Promote self-sufficiency and asset development of families and individuals.

We have scheduled meetings with our residents every month. We invite supportive groups from the community to give talks and offer assistance to our families and our elderly and disabled residents. We have had the Lakewood Police, Adult Protective Services, Master Gardeners, Ocean County Health Department, flu clinics, diabetes testing, and the local food bank is situated in one of our senior buildings and numerous other service groups at our meetings. The large majority of our families do work and we have a low percentage of TANF recipients. Of course with the economic downturn in the country our residents are certainly adversely affected. We have been the recipient of

FSS grants for the past five years enabling us to continue with our very successful FSS Program.

f. Ensure equal opportunity in housing for all Americans.

We have worked with the Justice Department regarding a local case of discrimination. We provided evidence and support for their case which was won and several of our past and present clients were compensated by the owner of a previous Mod Rehab site. We have several bi-lingual employees in order to ensure all of our clients know their rights.

ATTACHMENT 2

9.0 Housing Needs.

Based on the 5 year Consolidated Plan submitted by the County of Ocean Consortium the housing needs identified is as follows:

1. Rental Assistance for Small and Large Related Households with Extremely Low and Low-Income Households.
2. Rental Assistance for Homeless Persons and other Persons with Special Needs.
3. Rental Assistance for Extremely Low, Very Low and Moderated Income Elderly Households, Large Related and All Other Households.
4. Preservation of Existing Affordable Rental Housing Stock
5. New Construction of Affordable Rental Units.
6. Modernization of Rental Public Housing Stock.

ATTACHMENT 3

9.1 Strategy for Addressing Housing Needs.

The Lakewood Housing Authority will apply for additional Section 8 Housing Choice Vouchers if they become available. The housing authority recently purged both the Section 8 and Public Housing Waiting Lists. As a result we have actively advertised for Public Housing applicants in several newspapers. Our Section 8 Waiting List which has been closed since May of 2002 was opened for two weeks in October 2010. We received over 7,000 applications. Due to the volume of applicants we finally processed all the applications and updated the status bringing the total of applications on the list to over 6300. When we reach our Family Unification Program size (175 Vouchers – FUP) we will coordinate with the Division of Youth and Family Services to apply for additional vouchers when they become available.

At the present time we are fully leased and do not anticipate calling in any new families until the end of 2011.

ATTACHMENT 4

10.1 Additional Information

The Lakewood Housing Authority will continue to ensure our vouchers are fully utilized and apply for any additional vouchers that are applicable to our housing needs.

We will with HUD approval dispose of our family development and rebuild 43 units at another site, complying with Section 504 by applying for a grant to convert several Public Housing units for the disabled. The Lakewood Housing Authority is not stagnant in its mission or goals. We continue to provide affordable housing that is decent and safe by utilizing our Capital Fund money to improve the developments and the lives of our residents. The future may bring new and exciting ideas and opportunities. We are preparing for change and look forward to enhancing the lives of the population we serve.

ATTACHMENT 7

In June of 2003 the Lakewood Housing Authority (LHA) initiated a pilot program for a First Time Section 8 Homeownership Program. Initially, the program was offered to qualified Family Self-Sufficiency Program participants. After that initial trial the LHA opened the program to all eligible Section 8 recipients through a random lottery. It was the decision of the LHA to have twenty-five (25) homeownership slots and following the success of several families the amount of homeownership slots was increased to fifty (50). The LHA will annually reevaluate the number of homeownership slots based on several variables such as demand, home costs, pool of eligible families, sufficient staff and funding. At the present time we have twenty-four (24) families who have purchased homes through this program and two pending closings.

As stated previously our plan is for the disposition of our 62 unit family site. We anticipate selling the property and using part of that money to assist with the relocation of our PH residents. We will issue replacement Section 8 vouchers to the families and give them first rights to the new development. In addition we will use part of our reserves along with the remainder of the proceeds from the sale of the property to partner with our non profit to rebuild 43 units in a mixed finance development. We have already begun meeting with the residents and providing them information regarding our intentions. They are aware that in order to return to the new units they must have been residents in good standing with no repayments due, rent due, outstanding lease violations and the families will be subject to our screening policies.

ATTACHMENT 5

LAKEWOOD HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L.109-162) and more generally to set forth the Lakewood Housing Authority's (LHA) policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the LHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C.:1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the LHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the LHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the LHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the LHA.

III. Other LHA Policies and Procedures

This Policy shall be referenced in and attached to the LHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the LHA's Admissions and Continued Occupancy Policy. The LHA's annual public housing agency plan shall also contain information

concerning the LHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the LHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person who is similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

B. *Dating Violence* – means violence committed by a person –

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship

(ii) The type of relationship

(iii) The frequency of interaction between the persons involved in the relationship.

(C) *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* – means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance.* The LHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by the LHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by the LHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

(a) Nothing contained in this paragraph shall limit any other wise available authority of the LHA’ or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action neither the LHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.

(b) Nothing contained in this paragraph shall be construed to limit the authority of the LHA or a Section 8 owner or manager to evict or

terminate from assistance any tenant or lawful applicant if the owner, manager or the LHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, the LHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the LHA. Leases used for all public housing operated by the LHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by the LHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, the LHA or a Section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupants is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the LHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the LHA. Section 8 owners or managers receiving rental assistance administered by the LHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* – by providing to the LHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence, or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* – by providing to the LHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to the LHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/failure to provide.* – An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the LHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (i.e. 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* – The Executive Director of the LHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the LHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by the LHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, the LHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* The LHA will act upon such an application promptly within 7 business days.

C. *No right to transfer.* The LHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of the LHA, and this policy does not create any right on the part of any applicant to be granted a transfer.

D. *Family rent obligations.* If a family occupying LHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by the LHA. In cases where the LHA determines that the family's decision to move was reasonable under the circumstances, the LHA may wholly or partially waive rent payments and rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12

months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up.

A. *Court orders.* It is the LHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the LHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other LHA policies regarding family break-up are contained in the LHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers.

It is the policy of the LHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If the LHA staff become aware that an individual assisted by the LHA is a victim of domestic violence, dating violence or stalking, the LHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the LHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. The LHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which the LHA has referral or other cooperative relationships.

XII. Notifications

The LHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment.

This policy may be amended from time to time by the LHA as approved by the LHA Board of Commissioners.

LAKEWOOD HOUSING AUTHORITY
CERTIFICATION OF DOMESTIC VIOLENCE
DATING VIOLENCE, OR STALKING

Certification must be made as provided in either section A, section B, or section C below.

1. Date delivered to resident _____.
2. Must complete and return form by _____ (14 business days after resident's receipt).
3. If cannot complete form by this date, contact _____ at _____.

A. IF RESIDENT IS CERTIFYING:

Attach completed and signed form HUD-50066 – copy attached.

B. IF CERTIFICATION IS MADE BY PROVIDING POLICE REPORT OR COURT RECORD.

1. Name of the victim of domestic violence, dating violence or stalking: _____.
2. Victim's address _____.
3. Head of Household on lease, if not the victim: _____.
4. Perpetrator's name, if known: _____.
5. If perpetrator's name is not known, explain why: _____.
6. Perpetrator's relation to victim: _____.
7. Dates and description of the qualifying incidents: _____.
8. Certification of the violence. _____.

Attached is a copy of a police report, temporary or permanent restraining order, or other police or court record relating to the violence.

I hereby certify that the description of an incident or incidents of domestic violence, dating violence or stalking set forth in the attached police report or court record is true and correct.

Signature of resident: _____

Dated: _____

C. IF CERTIFICATION IS BY AN EMPLOYEE, AGENT OR VOLUNTEER OF A VICTIM SERVICE PROVIDER, ATTORNEY OR MEDICAL PROFESSIONAL FROM WHOM THE VICTIM HAS SOUGHT HELP IN ADDRESSING DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING OR ITS EFFECTS.

The SERVICE PROVIDER OR PROFESSIONAL must complete this section.

1. Name of the victim of domestic violence, dating violence, or stalking _____
2. Victim's address _____
3. Head of Household on lease, if not the victim: _____
4. Perpetrator's name, if known: _____
5. If perpetrator's name is not known, explain why _____
6. Perpetrator's relation to victim: _____
7. Dates and description of the qualifying incidents: _____

8. Certification of the violence.

A professional who helped the victim address the violence must complete the section below.

1. Name of person completing this section _____
2. What category best describes you? Attorney
 Medical professional
 Victim service provider
3. Title _____ Phone _____
4. Agency/Business Name _____
5. Address _____

I hereby certify under penalty of perjury that the foregoing is true and correct and I believe that the incident(s) described above are bona fide incidents of abuse

Signature _____

Date signed _____

Attested to as true and correct:

Signature of victim _____

Date signed _____

ATTACHMENT 6

RESIDENT ADVISORY BOARD MEETING

2012 ANNUAL PLAN

8/3/2011

11:00am

ATTENDING: Mary Jo Grauso, Executive Director
Tania Berrios, PH Coordinator
Susan Pierson, PH Assistant
Bertha Crumedy, Currey Resident Council
Carmen Rosario, Peter Ward Resident
Lisa Maples, JFK Resident
Paul Rodriquez, Lulu Duffy Resident

The Executive Director explained the procedures of taking resident/participants comments and suggestions in preparation to submit its Annual Plan to HUD.

The ED informed the residents that in the upcoming 5 years the following projects were being proposed:

1. Peter Ward
 - a. Electrical Upgrade
 - b. New Entrance Doors
 - c. Replace Water Supply Lines
 - d. Upgrade Hallway Lighting
 - c. New Site Lighting
2. John J. Currey
 - a. Electrical Upgrade
 - b. New Site Lighting
 - c. Upgrade Hallway Lighting
3. Lulu Duffy Cottages
 - a. New Site Lighting
 - b. Crawl Space Entrance Doors Replaced
 - c. Upgrade Parking Lot
 - d. New Steps to the Basement of the Administration Building
 - e. Rebuild Parking Lot Drainage System
4. JFK Site
 - a. Disposition of the Site

The ED explained at length the LHA's decision to sell JFK with HUD's approval. The plan would be to issue Section 8 Vouchers to the residents. There must be an approved HUD plan which will detail the selling of the site, use of Operating Reserves, counseling for the residents, relocation funding for the residents and the plans to rebuild 43 units on property currently owned by the Township with an agreement with the Lakewood Affordable Housing Corporation. The rebuilding would allow 43 former PH residents of JFK who are in good standing first right to move into the units. On the site would be other low income rental units financed through Low Income Tax Credits and other funding.

COMMENTS FROM RESIDENTS:

Bertha Crumedy said new outdoor furniture was needed and also new furniture for the Community Room.

Lisa Maples asked for security at JFK and cameras.

Paul Rodriguez agreed with the need for a drainage system for the parking lot at Lulu Duffy.

Carmen Rosario complained about residents allowing undesirable guests into the building and leaving the doors open all night.

Meeting adjourned at 12 Noon.

ATTACHMENT 7

RESIDENT COUNCIL BOARD MEMBERS

LULU DUFFY COTTAGES

PRESIDENT – VACANT
VICE PRESIDENT - TAMMY MEARS

JFK APARTMENTS

PRESIDENT – VACANT
VICE PRESIDENT – VACANT

PETER WARD TOWER

PRESIDENT – VACANT
VICE PRESIDENT- VACANT

JOHN J. CURREY BUILDING

PRESIDENT- VACANT
VICE PRESIDENT – BERTHA CRUMEDY

ATTACHMENT 8

Section 8 First Time Homeownership Capacity Statement

In June 2003 the Lakewood Housing Authority (LHA) began what was then a pilot program for the First Time Homeownership Program. Eligible candidates were selected from the pool of Family Self sufficiency Program participants. It was the expectation of the LHA that these families were the most motivated to becoming self-sufficient and economically independent. At that time twenty-five (25) slots were set aside for the First Time Homeownership Program.

Those initial twenty-five families attended Homeownership workshops and received certifications of completion through O.C.E.A.N. Inc. a HUD approved and accredited counseling agency in Ocean County. Due to the success of that first group the LHA then approved an additional twenty-five families to attend counseling through O.C.E.A.N. Inc. In total fifty families were given the opportunity and training to become Section 8 homeowners. Of those fifty families we currently have twenty-four homeowners.

We will continue to pursue grants for counseling and hold training until we have reached our goal. Of course if funding is not available or the pool of eligible candidates is not sufficient we will cap the program at whatever number we have achieved, not to exceed fifty at that time.

The LHA offers two on site counseling session a year for First Time Homeownership. The sessions are conducted by a HUD certified organization that serves both Ocean and Monmouth Counties in NJ. After the family completes the program they are awarded a Certificate of completion. When they are mortgage ready they receive another certificate indicating they can begin to look for a home to purchase.

At the present time we have 24 First Time Homeowners. We have not had any family default on their home. We have a waiting list of approximately 100 families for counseling and 30 families have identified homeownership as their final goal in the Family Self sufficiently Program. We have opened the program to all eligible Section 8 families who qualify. We will continue to adjust our program based on need, funding, the housing market and the opportunity to work with our clients to reach self-sufficiency.

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
Expires 4/30/2011

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

I, Anthony M. Agliata the Assistant Planning Director certify that the Five Year and
Annual PHA Plan of the Lakewood Housing Authority is consistent with the Consolidated Plan of
County of Ocean prepared pursuant to 24 CFR Part 91.

 8-15-11

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Lakewood Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA 5 Year/Annual Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lulu Duffy Cottages, Sampson Ave., Lakewood, NJ 08701

John F. Kennedy Apartments, Cedar Bridge, Warren, South Clover, Lakewood, NJ 08701

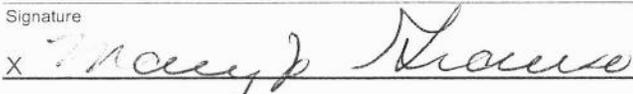
Peter Ward Towers, 100 Woehr Ave., Lakewood, NJ 08701

John J. Currey Building, 220 E. 4th Street, Lakewood, NJ 08701

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 Mary Jo Grauso	Title Executive Director
Signature 	Date 8-16-11

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Lakewood Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA 5 Year/Annual Plan

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)

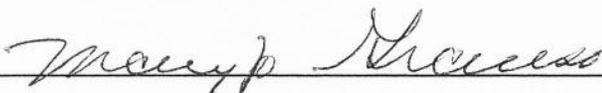
Name of Authorized Official

Mary Jo Grauso

Title

Executive Director

Signature



Date (mm/dd/yyyy)

8-16-11