

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name : <u>Housing Authority of the City of Paterson</u> PHA Code: <u>NJ091</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1071</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.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <u>SEE ATTACHED</u>				
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 : <u>SEE ATTACHED</u>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>SEE ATTACHED</u>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Payment Standards (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. The HACP/DCD Annual Plan, along with all support documentation, is located at the PHA's Central Office				
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. <u>N/A</u>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <u>N/A</u>				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <u>N/A</u>				
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. <u>N/A</u>				

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

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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



Housing Authority of the City of Paterson
City of Paterson Department of Community Development
NJ 091
Five Year Plan
2012

5.1 Mission

The Mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's Mission is to provide housing opportunities for Paterson residents eligible for Section 8 Housing Choice Vouchers that is decent safe and affordable.

Promote homeownership through the use of Section 8 Housing Vouchers.

Work with other entities in the creation of mixed income finance developments to provide new or rehabilitated housing.

Empower residents, in concert with HUD's programs and initiatives.

Preserve and expand the supply of good quality housing units.

5.2 Goals and Objectives

PHA Goal 1: Increase the availability of decent, safe, and affordable housing.

Objectives:

- Apply for additional rental vouchers.
- Leverage private or other public funds to create additional housing opportunities.
- Acquire or build units or developments.
- Use Project Based Section 8 to support additional housing needs.
- Collaborate with community partners to develop transitional and special needs housing

PHA Goal 2: Improve the quality of assisted housing

Objectives:

- Improve voucher management: SEMAP Score 74.
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections, EIV review).
- Promote Fair Housing efforts and information.

PHA Goal 3: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling.
- Conduct outreach efforts to potential voucher landlords.
- Implement voucher homeownership program.

PHA Goal 4: Promote self-sufficiency and asset development of families and individuals

Objectives:

- To help to coordinate supportive services to improve assistance recipients' employability through the FSS Program.
- To promote escrow savings through the FSS program.
- Provide homeownership counseling to Section 8 participants.

PHA Strategic Goal 5: Ensure Equal Opportunity in Housing for all Americans

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Other PHA Goals:

1. Open the DCD wait list.
2. Utilize DCD Vouchers for Project Based Program Assistance.
3. Promote Special Needs Housing utilizing DCD Voucher.
 - Through demonstration programs offered by the HACP.
 - Through HACP Development Projects.
4. Motivate residents to improve their family circumstances by encouraging the establishment of FSS Escrow Accounts.
5. Continued implementation of the Affordable Strategic Housing Plan in coordination with the City of Paterson's Redevelopment and Consolidated Plan.
6. Promote the PHA's Section 8 Housing Counseling Program
 - Identify and outreach to DCD households that meet the Section 8 Homeownership criteria.
 - Provide Pre and Post Purchase Counseling
7. Address the needs of residents who are victims of domestic violence. Outline a course of action to address and serve the needs of children and adult victims of domestic violence, dating violence, sexual assault or stalking are addressed in the PHA's Domestic Violence Policy adopted in October 2006 and amended in 2010.

**Housing Authority of the City of Paterson
City of Paterson Department of Community Development
NJ 091
2012 Annual Plan**

6.0 PHA Plan Elements

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

Section 8

The HACP staff verifies eligibility for admission to the DCD Section 8 Voucher Program prior to the issuance of a voucher when families submit the HUD required documentation. Included in the admission process is the screening for criminal background and/or drug related activities, Earned Income Verification (EIV) and Sexual Offender reports.

The DCD wait list is community wide. There are currently 0 applicants on the Wait List. The General Wait List has been closed for 144 months. The Housing Authority intends to open the wait list this program year.

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

Admission Preferences: Residents who live and/or work in the City of Paterson. Everything being equal, the deciding factor will be the date and time of receiving the application and/or through a controlled lottery system.

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

6.2 FINANCIAL RESOURCES

Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,808,871	Housing Assistance Payments (HAP) to Section 8 Owners
f) Sheltering Arms		
g) SRO	385,104	HAP-Straight & Narrow
h) Administrative Fees	858,756	Used for Program Administration
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	12,052,731	

6.3 RENT DETERMINATION:

DCD's/HACP payment standard is at 90% of FMR. The FMR's are adequate to ensure success among assisted families in the PHA's segment of the designated area. It also allows the PHA to serve additional families by lowering the payment standard and it is also reflective of the rental market.

Payment Standards are reevaluated for adequacy annually.
The PHA's minimum rent standard is \$50.

6.4 OPERATION AND MANAGEMENT

1) Management Tools:

- Section 8 Admission Policy
- Organizational Chart
- HQS Inspection Forms
- Section 8 Orientation Workshop
- Family Handbook:/Owners Handbook: A Guide to the Housing Choice Voucher
- EIV Information Brochure
- Violence Against Women Policy
- Sex Offender Policy

6.5 GREIVANCE PROCEDURES:

Section 8

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

Section XXI of the Section 8 DCD Administrative Plan identifies the Informal Hearing and Review Process.

The PHA provides participants with the opportunity for an Informal Hearing for decisions related to any of the following determinations;

- Termination of assistance
- Determination of the family's annual or adjusted income and the calculation of the housing assistance payment.
- Family unit size determination under the subsidy standards
- Determination to terminate assistance to any reason
- Notice of Determination to pay an owner/landlord claim for damages, unpaid rent or vacancy loss.

A hearing officer will regulate the conduct of the hearing in accordance with the hearing procedures commonly accepted and followed.

The hearing officer will consider the evidence introduced by the parties and provide a written decision within fourteen (14) days of the hearing.

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

6.6 DESIGNATED HOUSING FOR ELDERLY DISABLED FAMILIES

Non Applicable

6.7 COMMUNITY SERVICE AND SELF SUFFICIENCY PROGRAMS

DCD participants are not required to participate in the Community Service Program.

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

Family Self Sufficiency Program

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2010 Estimate)	Actual Number of Participants (07/01/12)
Section 8		5

Coordination with the Welfare (TANF) Agency

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

6.8 SAFETY AND CRIME PREVENTION

Non Applicable

6.9 PETS

Non Applicable

6.10 CIVIL RIGHTS CERTIFICATION

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

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

6.11 FISCAL AUDIT

The DCD/HACP is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)) the most recent fiscal audit was submitted to HUD in March 2011.

6.12 ASSET MANAGEMENT

Non Applicable

6.13 VIOLENCE AGAINST WOMEN ACT (VAWA)

The U.S. Department of Housing and Urban Development's Public Housing Occupancy Guidebook and the VAWA Policy will serve as a guide to defining and understanding domestic violence as it relates to Section 8 subsidized housing. The Housing Authority will address the need to protect victims of domestic violence, dating violence, or stalking for persons with assisted housing by accomplishing the following:

- 1) Exercise discretion in accepting a wide range of evidence to establish proof of domestic violence.
- 2) Apply this policy only to members of a household that are on the lease.
- 3) Disregard adverse information and approve admission of the applicant if a member of the household reveals and/or proves that they are a survivor of domestic violence and a negative history would otherwise disqualify them from being admitted to public housing. Prior to making this decision, the Authority will make a determination whether there is a connection between the violence and the negative history.

- 4) Forge partnerships with social service agencies, law enforcement agencies and shelters to assist in educating and addressing the needs of residents and vouchers recipients who experience violence.
- 5) Refer domestic violence victims and/or survivors to the Housing Authority's contracted family counseling services and/or other appropriate domestic violence services in the community.
- 6) Make residents aware of transfer options available to them in situations of proven domestic violence.
- 7) Refer the victim to the abuser in proven domestic violence circumstances and affirm that the Housing Authority will abide by any judicial orders.
- 8) Alert Property Managers/Landlords of proven domestic violence circumstances and refer victims to the appropriate social service agencies.
- 9) Once a restraining order is issued and the Property Manager/Landlord is notified, the Housing Authority/Landlord will immediately change the locks on the victim's apartment and remove the abuser from the lease.
- 10) Amend the HCV Administrative Plan to incorporate, HUD-approved Lease Addendum Form HUD-91066, Certification of Domestic Violence, Dating Violence or Stalking and Form HUD-91067, Violence against Women and Justice Department Reauthorization Act of 2005.

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project – Based Vouchers

Non Applicable

8.0 Capital Improvements

Non Applicable

9.0 HOUSING NEEDS

Housing Needs of Families on the Waiting List
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Housing Needs of Families on the Waiting List

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/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	0		40
Extremely low income <=30% AMI	0		
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	0		
Elderly families	0		
Families with Disabilities	0		
Race/ethnicity Black	0		
Race/ethnicity Hispanic	0		
Race/ethnicity White	0		
Race/ethnicity Unknown	0		
Characteristics by Bedroom Size	0		
0BR	0		
1 BR	0		
2 BR	0		
3 BR	0		
4 BR	0		
5 BR	0		
Disabled List	0		
Families with Disabilities	0		

9.1 Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Maintain and increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase section 8 lease-up rates by effectively screening section 8 applicants to increase owner acceptance of program.
- Undertake measures to ensure access to affordable housing among families assisted by the HACP, regardless of unit size requirements.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

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

- Applying for additional section 8 units should they become available.
- Utilize vouchers for special needs population.
- Implement the activities identified in the 5 Year Affordable Housing Strategic Plan.

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

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

- Adopt rent policies to support and encourage work.

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

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

- Employ admissions preferences aimed at families who are living and working in the City of Paterson.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- Identify and utilize vouchers for elderly project based developments.
- Implement the affordable housing strategy which includes elderly housing assistance

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

Strategy 2: Conduct activities to affirmatively further fair housing:

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations.

Need: Specific Family Types: Low Income Families:

Strategy 1: To provide pre-purchase first-time homebuyer's counseling:

- Work closely with local, state and federal programs that provide assistance to the housing market trends.

Strategy 2: To provide pre-foreclosure/post purchasing counseling:

- Facilitate home retention work out options.
- Work with loss mitigation departments and/or lending institutions on behalf of the homeowner.

10.0 ADDITIONAL INFORMATION

10.0 (a) PROGRESS IN MEETING MISSION AND GOALS:

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

- A. The HACP has implemented its 5 Year Affordable Housing Strategy which mirrors the City of Paterson's Redevelopment Plan.
- B. The PHA is in the process of developing affordable housing that includes elderly housing.
- C. Promote the Section 8 homeownership program.

2. IMPROVE THE QUALITY OF ASSISTED HOUSING

- A. Ongoing contact of staff with residents and resident activities through special programs.
- B. Distribution of information that updates residents on what is going on at the PHA.
- C. Ongoing staff training to improve work quality.

3. IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

- A. Increased enforcement of screening and drug abuse and other criminal activity.
- B. Enforcement of the Lifetime Sex Offender Policy.
- C. Aggressively pursue termination of voucher for tenants subject to a State lifetime sex offender registration requirement to the extent currently allowed by law.

4. **INCREASE ASSISTED HOUSING CHOICES**
 - A. The HACP continues to offer section 8 housing choice voucher counseling sessions.
 - B. The HACP is a HUD approved Housing Counseling Agency and conducts pre-purchase homeownership counseling and has counseled 375 prospective homeowners and 23 have purchased a home during the period October, 2010 to September, 2011.
 - C. Work with the City of Paterson's First Time Home Buyers Grant and Live Where you Work Program.
 - D. Provided 98 families with foreclosure and remediation assistance.

5. **PROMOTED SELF SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS**
 - A. Coordinate program services with community providers such as the WIB, Family Success Center and Catholic Charities.
 - B. Coordinated services with Catholic Family & Community Services to provide family counseling, violence against women workshops and emergency services.
 - C. Promote homeownership through First Time Homebuyer Counseling.
 - D. Continue to explore the benefits of the Move to Work Program in helping families move to work while continuing to offer affordable housing in an efficient and cost effective manner.

6. **IMPROVE THE PUBLIC PERCEPTION OF THE HOUSING AUTHORITY AS A PUBLIC AGENCY**
 - A. Authority staff continues to build partnerships with various organizations in the community.
 - B. Partnership in a growing collaboration of public and private partners that collaborate on an array of services.

7. **BUILD COMMUNICATIONS AND PARTNERSHIPS WITH OTHER PUBLIC AGENCIES FOR THE BENEFIT OF THE PUBLIC HOUSING POPULATION**
 - A. The PHA's interaction with government agencies and community service Providers have been increased significantly.
 - B. Working relationship has been established with the Mayor's Office, the Department of Community Development and the Department of Health and Human Services
 - C. Growing partnership with local finance institutions.

10. ENERGY CONSERVATION

A. Encourage energy efficiency by educating clients.

10.0(b) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATIONS

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

10.0 (c) PLAN OF IMPROVEMENT

Not Applicable

Resident Comments

No comments were received.

**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 7/1/2012 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.

Housing Authority of the City of Paterson

NJ091

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2012 - 2013

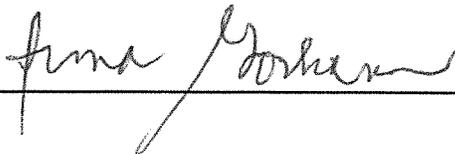
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Authorized Official:

Irma Gorham

Title: Executive Director

Signature



Date: 3/19/2012

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.

Housing Authority of the City of Paterson

NJO91

PHA Name

PHA Number/HA Code

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

Name of Authorized Official: Rev. Michael McDuffie

Title: Chairperson, Board of Commissioners

Signature



Date

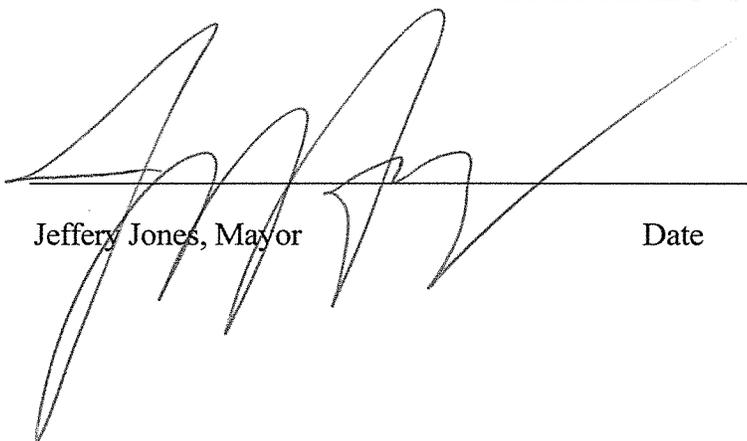
3-22-12

**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, Jeffery Jones the Mayor certify that the Five Year and Annual PHA Plan of the Paterson Housing Authority for the City of Paterson NJ091 DCD 2012 Annual Plan is consistent with the Consolidated Plan of the City of Paterson prepared pursuant to 24 CFR Part 91.



Jeffery Jones, Mayor

Date

HOUSING AUTHORITY OF THE CITY OF PATERSON

PAYMENT STANDARD FOR THE DCD

HOUSING VOUCHER PROGRAM

2011 – 2012

Adopted October 2011

DCD 2012 Annual Plan

HOUSING AUTHORITY OF THE CITY OF PATERSON
HOUSING CHOICE VOUCHER PROGRAM - PAYMENT STANDARD
EFFECTIVE 10/01/2011

FINAL FY 2012 PASSAIC COUNTY FMRs BY UNIT BEDROOMS

UNIT TYPE	FINAL FY2011 FMR EFFECTIVE 10/01/2010	NEW PAYMENT STANDARD EFFECTIVE 10/01/2010 90% of FMR	FINAL FY2012 FMR EFFECTIVE 10/01/2011	NEW PAYMENT STANDARD EFFECTIVE 10/01/2011 90% of FMR
0	\$ 1,195	\$ 1,076	\$ 1,212	\$ 1,091
1	\$ 1,307	\$ 1,177	\$ 1,326	\$ 1,194
2	\$ 1,494	\$ 1,345	\$ 1,515	\$ 1,364
3	\$ 1,884	\$ 1,696	\$ 1,910	\$ 1,719
4	\$ 2,281	\$ 2,053	\$ 2,313	\$ 2,082
5	\$ 2,623	\$ 2,361	\$ 2,660	\$ 2,394
6	\$ 2,965	\$ 2,669	\$ 3,007	\$ 2,707
7	\$ 3,307	\$ 2,977	\$ 3,354	\$ 3,019
8	\$ 3,650	\$ 3,285	\$ 3,701	\$ 3,331
9	\$ 3,992	\$ 3,593	\$ 4,048	\$ 3,644

HOUSING AUTHORITY OF THE CITY OF PATERSON
DEPARTMENT OF COMMUNITY DEVELOPMENT (DCD)
HOUSING CHOICE VOUCHER PROGRAM - PAYMENT STANDARD
EFFECTIVE 10/01/2011

FINAL FY 2012 PASSAIC COUNTY FMRs BY UNIT BEDROOMS

UNIT TYPE	FINAL FY2011 FMR EFFECTIVE 10/01/2010	NEW PAYMENT STANDARD EFFECTIVE 10/01/2010 90% of FMR	FINAL FY2012 FMR EFFECTIVE 10/01/2011	NEW PAYMENT STANDARD EFFECTIVE 10/01/2011 90% of FMR
0	\$ 1,195	\$ 1,076	\$ 1,212	\$ 1,091
1	\$ 1,307	\$ 1,177	\$ 1,326	\$ 1,194
2	\$ 1,494	\$ 1,345	\$ 1,515	\$ 1,364
3	\$ 1,884	\$ 1,696	\$ 1,910	\$ 1,719
4	\$ 2,281	\$ 2,053	\$ 2,313	\$ 2,082
5	\$ 2,623	\$ 2,361	\$ 2,660	\$ 2,394
6	\$ 2,965	\$ 2,669	\$ 3,007	\$ 2,707
7	\$ 3,307	\$ 2,977	\$ 3,354	\$ 3,019
8	\$ 3,650	\$ 3,285	\$ 3,701	\$ 3,331
9	\$ 3,992	\$ 3,593	\$ 4,048	\$ 3,644

**Resident Advisory Board Meeting
January 12, 2012
DCD Annual Plan for Fiscal Year 2012
60 Van Houten Street
Paterson, NJ 07505**

TOPICS:

*5 Year Plan
Mission
Goals and Objectives
PHA Plan Elements
Financial Resources
Rent Determination
Payment Standard*

Meeting started at approximately 5:00 PM (a sign in sheet was passed around)

(In Attendance: C. Gladis, M. Gutierrez, I. Gorham, H.P. Aponte, and L. Warren)

Carol Gladis:

DCD 2012 Annual Plan RAB Meeting letters were sent out to 15 DCD tenants to be members of the Advisory Board, schedule dates and meeting dates were sent to them, along with responsibility of being a RAB member.

In front of us, we have the DCD Template which shows we have 1,071 DCD Vouchers. The 5 Year Plan speaks to the mission of the Housing Authority. That is to provide housing opportunities to Paterson Residents eligible for the Section 8 Housing Choice Voucher Program. It also speaks about the Goals and Objectives of the DCD Program which look to increase the availability of decent and safe affordable housing; improve quality of assisted housing. Also, increase assisted housing choices; promote self sufficiency; ensure equal opportunity in housing for all Americans.

The City of Paterson, Department of Community Development voucher program received a SEMAP Score of 74, which is standard.

The Annual Plan which is 6.0 of the plans element speaks to the Eligibility, Selection and Admissions Policies. As of today, DCD does not have any applicants on its wait list. Mr. Aponte will review that with you later. The DCD Wait List has been closed for 120 months and there will be an attempt for the Housing Authority to open it this year.

Financial Resources – DCD is funded by the U.S. Department of Housing and Urban Development to the City of Paterson, and the Paterson Housing Authority administers the monitoring of the program. We have 10 million \$10,808,871 in annual contributions for Section 8 tenant base assistance for vouchers. There's SRO which is Single Room Occupancy which is Straight and Narrow \$385,104; overhead administrative fee and of that the PHA utilized \$850,756. The total Financial Resources for the DCD Section 8 is \$12,052,731.

Mr. Aponte will now review the Rent Determination – 6.3.

Paul Aponte:

The PHA Payment Standard is at or above 90% or below 100% of the FMR. The FMR's are adequate to ensure success among assisting families PHA segment of the designated area. It allows the PHA to serve additional families by lowering the Payment Standard and also reflective in the rental market in our community. Payment Standards are re-evaluated for adequacy annually and our minimum rent is \$50.

6.4 – Operation and Management

We have a Section 8 Admission Policy which determines that we follow in admitting people to the program. We have an organizational chart which lists the supervisors and higharcy of who reports to whom. We have HQS inspection forms which we complete when we do every initial interim and annual inspection. We do a Section 8 Orientation Workshop. We provide an hour long orientation which allows them to understand the rules and regulations of the program, where they can seek housing and what is expected of them as far as income determining.

We provide a family handbook which is a guide to the HCV Program, it is tied into a forty minute video that they watch which they can follow through while they watch the video.

Mr. Aponte then reviews other key policies which are a part of the DCD program:

- Violence Against Women Policy
- Sexual Offender Policy (lifetime violation, no public housing or Section 8 permitted)

6.5 – Grievance Procedures

We haven't established an informal review procedures in addition to the Federal Requirements found at 24 CFR Part 982. However, we do provide tenants with an informal hearing. (Mr. Aponte then reviews hearing procedures in filing for a hearing.)

6.6 – Designated Housing for Elderly/Disabled Families – Non-applicable

6.7 – Community Service and Self Sufficiency Programs. DCD tenants are not required to participate in the Family Self Sufficiency Program. The PHA coordinates, promotes and provides programs to enhance the economic and social self sufficiency of residents and families. (Mr. Aponte then reviews.)

- Family Self Sufficiency Program
- Coordination with Welfare (TANF) Agency
- Welfare Benefit Reduction
- Community Service Requirement

6.8 – Safety and Crime Prevention – Non-applicable

6.9 – Pets – Non-applicable

6.10 – Civil Rights Certification

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

The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Action, Section 504 of the Rehabilitation Act of 1973, and the title II of the Americans with Disabilities Act of 1990.

The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify and 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 jurisdictions initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.

6.11 Fiscal Audit

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

6.12 - Asset Management – Non-applicable

6.13 – Violence against Women Act (VAWA)

The Housing Authority will address the need to protect victims of domestic violence, dating violence, or stalking for persons with assisted housing by accomplishing the following:

1. Update HACP Lease to include HUD Certification of Domestic Violence, Dating violence or Stalking (HUD-91066) and Lease Addendum (HUD-91067).
2. Initiate a Lease Addendum using HUD Form 91066 and 91067.
3. Establish a preference for individuals who are victims of domestic violence to ensure that eligible applicants receive priority on waiting lists as units become available.
4. Exercise discretion in accepting a wide range of evidence to establish proof of domestic violence (HUD Guidebook 19).
5. Apply this policy only to members of a household that are on the lease.
6. Disregard adverse information and approve admission of the applicant if a member of the household reveals and/or proves that are a survivor of domestic violence and a negative history would otherwise disqualify them from being admitted to public housing. Prior to making this decision, the Authority will make a determination whether there is a connection between the violence and the negative history.
7. Forge partnerships with social service agencies, law enforcement agencies and shelters to assist in educating and addressing the needs of residents and vouchers recipients who experience violence.
8. Refer domestic violence victims and/or survivors to the Housing Authority's contracted family counseling services and/or other appropriate domestic violence services in the community.
9. Make residents aware of transfer options available to them in situations of proven domestic violence.
10. Prefer the victim to the abuser in proven domestic violence circumstances and affirm that the Housing Authority will abide by any judicial orders.
11. Alert property managers/landlords of proven domestic violence circumstances and refer victims to the appropriate social service agencies.
12. Once a restraining order is issued and the Property Manager/Landlord is notified, the Housing Authority/Landlord will immediately change the locks on the victim's apartment and remove the abuser from the lease.

7.0 – HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs and Project-Based Vouchers
Hope VI – Non-applicable

8.0 – Capital Improvements – Non-applicable

9.0 – Housing Needs

Housing Needs of Families on the Waiting List by Family Type – At the present time our housing tenant wait list contains zero candidates/applicants. We expect an annual turn over 40 vouchers and we will attempt to market this program in the near future.

9.1 – Strategy For Addressing Needs

Maximize the number of affordable units available to the PHA within its current resources; Increase the number of affordable housing units; Target available assistance to families at or below 30% of AMI; Target available assistance to families at or below 50% of AMI; Target available assistance to the elderly; Target available assistance to Families with Disabilities; Conduct activities to affirmatively further fair housing.

10.0 – Additional Information – Progress in Meeting Mission and Goals (Mr. Aponte reviews the following :) Increase the availability of decent, safe and affordable housing; Improve the Quality of Assisted Housing; Improve Community Quality of Life and Economic Vitality; Increase Assisted Housing Choices; Promoted Self Sufficiency and Asset Development of Families and Individuals; Improve the Safety and Security of Public Housing Residents; Improve the Public perception of the Housing Authority As A Public Agency; Build Communications and Partnerships With Other Public Agencies for the Benefit of the Public Housing Population; Youth and Recreation Programs; Energy Conservation; Asset Management; Paterson Development and Management Corporation

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

There is only one policy change and that is the Payment Standard for DCD Housing Program. It was adopted October 2011. We determined that we would provide 90% of the FMR at this time for any unit leased up after 10/1/2011: (Please see chart for more details). Chart is not necessarily what the landlord will be paid. We will have to offset figures based on what utilities are included and which are not and also have to provide tenant with a utility allowance.

Carol Gladis:

Are there any questions regarding the information provided here today?

The Plan will be on display for 45 days from January 20th to March 6th. All related documents will be on display here at the Paterson Housing Authorities central office. A noticed will be in the newspaper advertising the schedule and the Public Meeting will be held on M arch 13, 2012 and hopefully the Plan will be adopted at the Regular Scheduled Board Meeting on March 19, 2012.

Meeting adjourned at 5:30PM.