

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

Housing Authority of the City of Newark

For submission on January 15, 2002

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2007

Annual Plan for Fiscal Year 2002-2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: HOUSING AUTHORITY OF THE CITY OF NEWARK

PHA Number: NJ2

PHA Fiscal Year Beginning: (04/2002)

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
Newark Tenants Council Main Office
NHA Public Relations Office

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)
Newark Tenants Council Main Office
NHA Public Relations Office

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- **Provide safe, decent and affordable housing for the citizenry of the City of Newark through improving its existing housing stock and the creation of new units through public-private partnerships and innovative financing mechanisms.**
- **Promote the economic self-sufficiency of its residents through resident empowerment, job training and homeownership.**

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

1. Operational Based Goals

- *Reduce our operating deficit to zero in the next five years.*
- *Develop and move to project-based accounting in three years.*
- *Establish an effective preventive maintenance program within the year.*
- *Implement ERP infrastructure business environment in three years.*
- *Implement energy savings program.*
- *Implement Agency-wide "customer satisfaction" performance evaluation.*
- *Promote professionalism of staff through appropriate training and performance-based pay incentives.*

2. Revenue Based Goal

- *Maximize revenues from all housing units by \$250,000 per year.*
- *Improve rent collection rate to 95%.*

3. Resident Based Goals

- *Improve economic self-sufficiency of residents.*
- *Promote homeownership options for residents.*
- *Provide supportive services for elderly and disabled residents.*

4. Neighborhood Based Goals

- *Implement the Stella Wright HOPE VI Revitalization plan.*
- *Promote the revitalization of the Central Ward.*

5. Property Based Goals

- *Build 1,600 units of replacement housing in the next five years.*
- *Modernize/re-design our low-rise family properties to upgrade housing portfolio.*
- *Develop and implement a designated housing plan that will best benefit the needs of elderly and disabled residents.*
- *Provide adequate security and maintenance at existing properties.*

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
 - Lease enforcement, rent collection, maintenance
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only
 Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

HOUSING NEEDS ASSESSMENT:

The City of Newark's Consolidated Plan indicates that the jurisdiction has over 56,000 families below the average median income AMI. 31,000 or 48% of these families fall below 30 percent of the AMI. In 1989, the NHA served a total of 8,491 low income families. The NHA currently serves over 11,000 low income families who receive public housing and Section 8 housing assistance. We expect to increase this number to 13,050 by year 2006 as we build new townhouses at various sites in the City. Our current occupancy rate on our public housing stock is 97%. We expect to be maintaining this level of occupancy over the next five years at which time we will be servicing the housing needs of almost 5,000 more low-income families over the 1989 mark.

MANAGEMENT ORGANIZATION/BUSINESS PLAN:

The NHA has developed its organizational structure into three functional areas. A department level goals and objectives list has also been developed which aligns departmental goals with the Agency goals. Most of the goals are quantifiable and are classified into three levels of priority.

PREVENTIVE MAINTENANCE PROGRAM:

The NHA will establish an efficient preventive maintenance program which will ensure long term viability of its equipment and housing stock. Critical to a good preventive maintenance program is the provision of resources, human, equipment and supplies fully devoted to perform

regularly scheduled preventive maintenance activity vs sporadic, reactive emergency repairs which are costly and often times offer temporary cure.

DECONCENTRATION PLAN:

Our current resident profile at all our sites indicate average income levels below 30% of the Median Income for the jurisdiction and that there are no development sites with high incomes that need to be deconcentrated. The NHA has identified five development sites with relatively poorer average income levels where it will attempt to increase family incomes through its public housing self sufficiency program.

HOPE VI: By the first quarter of 2002, the NHA expects to have a developer partner on board to implement the development and phased construction of 755 replacement units for Stella Wright HOPE VI revitalization program.

HOMEOWNERSHIP:

The NHA has obtained approval to convert Mt. Pleasant Estates NJ2-51 (41units) into Homeownership. A major modernization work is currently in progress after which the homeownership program could proceed.

SECTION 8:

Our Section 8 operations have grown very rapidly in the last three years. We have increased our Section 8 utilization from 1,081 to over 4,000 vouchers leased over the last three years. We expect to continue increasing our Section 8 voucher program through continued efficient operations. The NHA intends to implement its Section 8 Homeownership Program by April 2002.

CAPITAL FUND:

The NHA is focusing on obligating its capital funding grants in a timely manner and concentrating on needed improvements at our elderly and family low rise inventory which are our oldest sites (40 year old). Some capital funding will also be used to improve our curb appeal and needed grounds improvement at most sites. Capital funding for energy related improvements are currently under study to determine whether these could be financed through Performance Contracts instead.

FISCAL PLAN:

We have completed the baseline budget for the Low Income Housing (LIH) program for FY 2002. We are projecting a budget deficit of \$8.4 million for FY 2002. the NHA will take steps to reduce or eliminate the deficit situation through energy conservation, cost reduction, improved efficiency and revenue enhancement programs.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Required Attachments:

- Agency Policy for Deconcentration – Hard Copy Document
- FY 2000 Capital Fund Program Annual Statement **Page 62-64**

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Hard copy Document)
 FY 2000 Capital Fund Program 5-Year Action Plan (page 65-2 3)
 Comments of Resident Advisory Board or Board (in Component 18A3)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
YES	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> Flat rent survey ongoing. ACOP policy is in place.	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> Flat rents to be determined from survey. A & O Policy in place.	Annual Plan: Rent Determination
YES	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing .(ACOP)	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
YES	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
No.	No HOPE VI applications approved or submitted in last two years.	Annual Plan: Capital Needs
No	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
No	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing (draft application)
YES	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
YES	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
YES	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
YES	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
YES	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NO	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
YES	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	30,968	5	5	5	5	5	4
Income >30% but <=50% of AMI	15,428	5	5	5	5	5	4
Income >50% but <80% of AMI	11,551	5	5	5	5	5	4
Elderly	11,303	3	3	3	4	3	3
Families with Disabilities	N.A.	5	5	5	5	5	4
African American	40,511	5	5	5	5	5	4
Latino	17,313	5	5	5	5	5	4
White	19,806	5	5	5	5	5	4
American Indian	139	5	5	5	5	5	4

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Eskimo/Aleut.							
Asians/Pacific Islanders	831	5	5	5	5	5	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	5135	100%	1000
Extremely low income <=30% AMI	4774	94%	
Very low income (>30% but <=50% AMI)	297	5%	
Low income (>50% but <80% AMI)	64	1%	
Families with children	2919	56%	
Elderly families	569	12%	
Families with Disabilities	1647	32%	
Race/ethnicity Black	4014	78.0%	
Race/ethnicity white	737	14%	
Race/ethnicity other	384	8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1615	32%	
2 BR	2109	41%	
3 BR	431	8%	
4 BR	230	4%	
5 BR	41	1%	
0 BR	709	14%	
Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 4 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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**, and the Agency's reasons for choosing this strategy.

(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:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies that support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Seek designation of public housing for the elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

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

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- 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
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	49,959,607	Operating Expenses
b) Public Housing Capital Fund	29,991,152	Capital Improvement / Modernization Expenses /New Units
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	36,434,650	Section 8 assistance payments
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
FSS	60,000	Operating Expenses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP/RHF –FY2000-2001	53,499,426	Capital Improvement / Modernization Expenses/New Units
HOPE VI	49,708,897	HOPE VI Expenses
DRUG ELIMINATION GRANTS	4,338,989	DEP Expenses
DEVELOPMENT GRANTS	5,078,577	New Units
HILL MANOR GRANT (UFG)	21,968,278	Development Expenses
3. Public Housing Dwelling Rental Income		
LIH, Branch Brook, U/R	18,939,755	Operating Expenses
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Interest income, Excess utilities etc, LIH	1,710,375	Operating Expenses
4. Non-federal sources (list below)		
NJ WELFARE TO WORK	250,000	Operating Expenses
FSS- Essex County	45,000	Operating Expenses
HFC	400,000	Operating Expenses
Urban Renewal	725,000	Operating Expenses
Total resources	273,109,706	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (1-250)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
10 mixed population sites

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? up to 3 sites for mixed population applicants

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

Mixed population site based waiting list provides 3 choices of sites per applicant.

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
 This is due to the fact that over 90% of families in our waiting list are at or below 30% median area income.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Those enrolled currently in educational, training, or upward mobility programs

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and time.

Former Federal preferences:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

3 Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

3 Those enrolled currently in educational, training, or upward mobility programs

2 Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other :

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

Implementation of FSS Program for public Housing residents will focus on improving income levels of families residing at the relatively “poorer” income sites:

NJ2-1 SETH BOYDEN COURT
NJ2-2 PENNINGTON COURT
NJ2-7 HYATT COURT
NJ2-8 FRLEIX FULD
NJ2-14 BRADLEY COURT

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

NJ2-1 SETH BOYDEN COURT
NJ2-2 PENNINGTON COURT
NJ2-7 HYATT COURT
NJ2-8 FRLEIX FULD
NJ2-14 BRADLEY COURT

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis does not indicate a need for such efforts.
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

PHA main administrative office

Other (list below)

When waiting list is open, admission applications need to be mailed to Section 8 Office.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
Substandard housing
- 1 Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other : Our RAB has suggested that a rent comparability survey be performed by a professional firm. Results of the survey are expected to be available in 1st qtr. of 2002.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

To meet its annual plan and 5 Year goals, the Housing Authority of the City of Newark has structured its Organization into three major functional Divisions:

- a. Asset Management Division*
- b. Economic and Community Development Division*
- c. Finance and Administration Division*

Each Division is headed by an Assistant Executive Director who report directly to the Deputy Executive Director. The Executive Director provides top level direction, and the Deputy Executive Director provides day to day coordination and delegation of tasks to the three Divisions of the Agency.

Asset Management

This function represents the current operating business of the Authority, which is the efficient management and rent-up of its ACC housing inventory. The Asset Management Division is responsible for maintenance and long term viability of its unit inventory. Concurrent with its responsibility to rent up all its apartment units, this function is also responsible for providing resident services and security to the tenant population it serves. Aside from managing its ACC low-income housing inventory, the Authority also administers the Section 8 voucher program which has recently doubled to 4,800 vouchers. Asset Management Division has 8 departments with 903 budgeted positions. Chart 2 shows the organizational structure for this division.

Economic/Community Development and Revitalization (ECDR)

This function provides the Authority with the opportunity to develop its future business. New construction provides the opportunity to replace the Authority's aging inventory of ACC units. The HUD Hope VI revitalization Programs provide the Authority with the opportunity to partner with private developers and stakeholders in the community to revitalize major sectors of the City. Revitalization efforts under the new programs are based on market needs and addresses the self-sufficiency and upward mobility needs of our low-income residents. There are five departments under this Division with 18 full-time authorized positions. Chart 3 shows the organization structure for this Division.

Finance and Administration

This Division provides logistical and administrative support to the Asset Management and ECDR Divisions. It ensures that HUD Grants compliance, procurement of materials and services, personnel, accounting and budgeting activities are efficiently provided to the two operating divisions of the Authority. The agency's Information Technology Department as well as Human Resources Department is also

under the guidance of the Assistant Executive Director for this division. There are six departments under this division with 106 approved staff positions. Chart 4 shows the organizational structure for this Division.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	7100	1000
Section 8 Vouchers	2150	
Section 8 Certificates	937	
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		
*Welfare to work	694	
*Family Unification	95	
*SRO	48	
*Mainstream	61	
Public Housing Drug Elimination Program (PHDEP)	3500	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management:
 - NHA Admissions and Continued Occupancy Policy (ACOP)
 - NHA Maintenance Plan

- (2) Section 8 Management:

Section 8 Administrative Plan
Housing Quality Standards

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:
Grievance procedures is incorporated in the ACOP.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other Section 8 Office at 500 Broad St., 2nd Flr. Newark NJ 07102

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Component 7 parts 1,2 & 3 are included in this template as Tables.

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here) Note: CFP action Plan is incorporated in Tables at end of this Template.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: WALSH HOMES HOPE VI
2. Development (project) number: NJ2-11
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: STELLA WRIGHT HOPE VI
2. Development (project) number: NJ2-15
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
The NHA plans to have a Stella Wright HOPE VI developer partner in place at the start of FY2002 to initiate the multi-phased construction of 755 units of replacement townhouses.

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)
Full demolition of all Stella Wright Homes structures under the HOPE VI program is expected to occur in 2002. There has been a delay in the award of demolition contracts due to bid protests awaiting court decision.

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Walsh Homes HOPE VI 1b. Development (project) number: NJ2-11
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(27/02/96)</u>
5. Number of units affected: 886
6. Coverage of action (select one) <input checked="" type="checkbox"/> Total development <input type="checkbox"/> Part of development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: Demolition of last building (administration) scheduled 9/02.

Demolition/Disposition Activity Description

1a. Development name: Stella Wright HOPE VI 1b. Development (project) number:
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/05/00)
5. Number of units affected: 1206 6. Coverage of action (select one) <input checked="" type="checkbox"/> Total development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/15/02 b. Projected end date of activity: 03/30/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the **PHA plan to apply to designate** any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

Note: Then NHA has prepared an Allocation Plan for Designated Housing to be presented to HUD for approval by February 2002. The Designated Housing Plan converts part of the NHA Mixed population properties to elderly only and disabled only buildings. Nine buildings will be designated as elderly only and four buildings will be designated for disabled residents only. A Support Services Plan for Disabled residents will also be submitted together with the Designated Housing Plan.

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

esignation of Public Housing Activity Description
1a. Development name: Baxter Terrace 1b. Development (project) number: NJ2-22B 9 Summit St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 125 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Foushee Towers 1b. Development (project) number: NJ2-19E 68-69 Lincoln St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 245
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stephen Crane Elderly
1b. Development (project) number: NJ2-22C 900 Franklin St.
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one)
<input checked="" type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 237
7. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stephen Crane Elderly
1b. Development (project) number: NJ2-22D 815 6 th St.
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one)

<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 69 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kretchmer Homes 1b. Development (project) number: NJ2-21A 100 Ludlow St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
10. Number of units affected: 140 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kretchmer Homes 1b. Development (project) number: NJ2-21A 963 Frelinghuysen St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one)

<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
11. Number of units affected: 78 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Seth Boyden 1b. Development (project) number: NJ2-21E 120 Dayton St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/03/02)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
12. Number of units affected: 110 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Seth Boyden 1b. Development (project) number: NJ2-21F 46 Evergreen St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/03/02)

<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>13. Number of units affected: 140</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: James C. White Manor</p> <p>1b. Development (project) number: NJ2-25 516 Bergen St.</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(01/03/02)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>14. Number of units affected: 206</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Stephen Crane Elderly</p> <p>1b. Development (project) number: NJ2-22C 880 Franklin St.</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input checked="" type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p>

Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
15. Number of units affected: 69
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stephen Crane Elderly 1b. Development (project) number: NJ2-22D 789 6 th St.
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
16. Number of units affected: 69
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kretchmer Homes 1b. Development (project) number: NJ2-21A 122 Ludlow St.
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(02/01/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
17. Number of units affected: 80 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Seth Boyden 1b. Development (project) number: NJ2-21E 110 Dayton St.
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(01/03/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
18. Number of units affected: 112 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each

identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)



B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937
C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

The NHA has made an initial Voluntary Conversion study of its Public Housing Stock and based on this initial assessment, identified five possible sites that fit the voluntary conversion criteria. These sites are: Pennington Court NJ2-2, Baxter Terrace NJ2-5, Hyatt Court NJ2-7, Terrell Homes NJ2-9 and Bradley Court NJ2-14. Further detailed assessments are required with inputs from out resident community and additional guidelines from HUD before the NHA will decide to pursue any conversion. Our Voluntary Conversion Study is included in the Annual Plan supporting documents.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Mt. Pleasant Estates

1b. Development (project) number: NJ2-51
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(16/02/2001)</u>
5. Number of units affected: 42 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.79 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) Job Literacy and Placement Program

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies

- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Workplace literacy At NHA Office 500 Broad st. Newark NJ</i>	<i>15 per class</i>	<i>specific</i>	<i>Section8 Office</i>	<i>Section 8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	FSS Program being developed Subject to funding approval.	

Section 8	63 participants	82 active as of 10/31/01
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- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

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

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children

- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below) Elderly residents requesting more effective use of video camera system to protect entries and common areas.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

3. Which developments are most affected? (list below)

Seth Boyden NJ2-1
 Baxter Terrace NJ2-5
 Seth Boyden Elderly NJ-2-21 E&F
 Kretchmer Elderly NJ2-17

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) Security cameras

2. Which developments are most affected? (list below)

All Elderly Sites

Baxter Terrace NJ2-5
Seth Boyden Court NJ2-1

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below) use of Community Security vans stationed at NHA at risk sites and manned by Newark Police Department.

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The NHA has incorporated in its revised draft Lease Agreement a revised Pet Policy. Copy of the Lease Agreement draft is included in hard copy documents submitted to HUD local office.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA 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))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

The NHA is adopting the recommendations of Abt. Associates to ensure improvement in asset management by providing the recommended number of site management staff and maintenance staff to improve unit turn around efficiency, curb appeal and maintain current high rate of occupancy.

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided in A3. below:

The NHA has been meeting with its RAB over several months and has received 13 concerns which the residents/comments. The NHA also had two Public Hearings to allow for Public Comment. No Public Comments were received.

The 13 concerns presented by the RAB are listed in 18A3 together with the NHA response to each concern.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below) 13 Concerns Presented by the RAB.

RESIDENT ADVISORY BOARD COMMENTS AND RECOMMENDATIONS

The NHA and the RAB has had a series of meetings over the last five months and have given the following inputs and suggestions:

1. RAB concern - Improved Security of Elderly Residents:

The RAB strongly requested the NHA improve security surveillance at all the mixed population development sites through effective use of the camera surveillance equipment and fiber-optic lines currently in place but not utilized effectively and efficiently in conjunction with the lobby guards and roving patrols. The RAB wants a comprehensive

surveillance system that could monitor the common grounds, lobby area, elevators and corridors both from the building lobby as well as from the central control where recording and video file storage could be performed.

NHA response:

The NHA agrees with the RAB on the goal to continue improving security and camera surveillance at all our mixed population sites. To maximize the use of our surveillance cameras, the NHA has issued a Request for Proposals for the purpose of hiring a qualified consultant who will suggest the best type and number of cameras, the best location of the cameras, and the most appropriate systems for monitoring the images generated by the cameras. The security consultant will also assess the property and the surrounding area to determine what physical improvements are needed to improve security.

2. RAB Concern – Funding of RAB and NTC activities from Resident Participation Funds:

The RAB has submitted to the NHA a request fund training requirements of the resident leadership out of the \$25 per unit Resident Participation Fund per HUD Notice PIH 2001-3. The RAB requests a Memorandum of Understanding with the NHA funding such resident leadership training that will enhance effective participation in the development of the Annual Plan/Five-year Plan and from a more pro-active than reactive manner.

NHA Response:

The NHA supports the request of the RAB for a training program that will enhance leadership skills of the residents as well as improve communication between the residents and the NHA. The NHA is prepared to meet with the NTC to agree of activities to be assisted with funds provided under the Resident Participation initiatives, as well as to determine the relationship between these funds and moneys provided the NTC under its current agreement with the NHA.

3. RAB Concern – Ineffective Extermination and pest controls at the dwelling units:

The RAB has indicated that the current extermination work at all sites is not satisfactory and that the extermination contractor's methods are not effective in controlling roaches and rodent infestation.

NHA Response:

The NHA has recently terminated the extermination contractor servicing the family low-rise sites for failure to perform. This work has been taken over by NHA in-house staff. Our Property Management Division will monitor performance of the work and meet with the resident leadership at the monthly site meetings to receive input and feedback.

4. RAB Concern – Development of Flat Rents:

The RAB strongly opposes the use of Fair Market Rent (FMRs) as the basis of establishing the Flat rent option and suggested that a market survey be conducted to determine the reasonable rent of comparable units in private unassisted housing market.

NHA Response:

Based upon input the RAB, the NHA has hired a real estate appraiser to undertake an analysis of the housing market in the City for the purpose of determining flat rents based upon a comparability analysis. The appraiser will follow the guidelines set forth by Congress for establishing flat rents that will be market driven and will take into consideration, other things, location, age, amenities, housing type. The Draft Study will be presented to the RAB for their input around February 1, 2002.

5. RAB Concern – Designated Housing for Elderly-only and Disabled-only residents:

The RAB stressed the need for the NHA to seek approval from HUD to designate elderly-only and disabled-only buildings from the NHA's mixed-population housing stock. This is due to the rapid rise the number of disabled residents many of whom are young disabled with different lifestyles and support service requirements from elderly residents.

NHA Response:

The NHA is currently working on a designated housing draft and soliciting inputs from residents, service providers, advocates, City and State offices. There is also a need to develop a support services program for the disabled residents, the resident segment that has been growing and will continue to grow in the near future. A draft plan will be available for public review by early January 2002, and a Public Hearing is scheduled on January 23, 2002.

6. RAB Concern – Utility Allowance:

The RAB has indicated strong negative reaction to the implementation of utility allowances based on the study made by the NHA's energy auditors, Kotteen Associates. The RAB contends that a major cause for high energy consumption at the townhouses is inadequate insulation and gaps from doors and windows and inadequate preventive maintenance of plumbing and heating which the NHA needs to address. They also requested that the utility allowance include energy consumption for washing machines and air-conditioning units (for residents with health related illnesses) in the utility allowance. The RAB stated that the NTC would work with the NHA in a resident energy conservation education program that will help the NHA meet its energy conservation targets.

NHA Response:

The Kotteen Study set the benchmark for calculation of utility allowance for each site. The Authority agrees to use the current utility allowance this year and update/re-calculate base-line usage from actual consumption. HUD has indicated that the NHA may include washing machine consumption in the utility allowance but not air-conditioning. The NHA is prepared to work with the NTC in developing and implementing an energy conservation/ training program for all residents.

7. RAB Concern – Family Self-Sufficiency program for Public Housing Residents:

The RAB agrees with the NHA that a major move towards deconcentration of poverty at NHA developments need programs that move current residents toward self sufficiency. The RAB wants to have input in the development of an FSS program for NHA's public housing residents.

NHA Response:

The NHA has proposed an additional \$4.5 million budget to its PFS funding from HUD for its public housing FSS program. A draft FSS program is being developed and will be shared with the RAB for input by residents. The plan will be presented to HUD for review and approval. Once the plan is approved, the RAB will further be given the opportunity to participate and provide input on the details of the plan prior to implementation.

8. RAB Concern – Voluntary Conversion of NHA Public Housing Stock:

The RAB expressed apprehension on the impact of the initial assessment study on Voluntary Conversion of NHA public housing stock and stressed the fear that any conversion of public housing stock in the City of Newark would impact negatively on

the availability of affordable housing and would not be beneficial to current residents as well as the community.

NHA Response:

The NHA assures the RAB that resident and community input will be solicited by the NHA in any voluntary conversion, if and when this happens.

9. RAB Concern - Pet Policy:

The RAB expressed concern that the Pet Policy is not being strictly enforced at most development sites and suggests that the site managers need to focus on enforcement of the policy.

NHA Response:

The NHA has made revisions to the pet policy in its new lease agreement, including a pet limit and weight limit of pets per household, and prohibiting pitbulls from the property. on the will communicate to its site management to enforce the pet policy strictly. Our Property management department will meet with resident representatives at each site to address site-specific pet policy enforcement issues and to resolve these issues in a quick manner.

10. RAB Concern – Involvement and input in Family Services Programs:

The RAB requested that NHA Family Services Department should have resident input and comment in the development stages of any family services program and that regular update of such programs be communicated to the resident leadership.

NHA Response:

The NHAs' Director for Family Services has met with the NTC and provided the status of various programs and responded to resident comments. Family Services Department representatives will be present at the NTC Board meetings to assure that monthly status reports and program updates are communicated.

11. RAB Concern – Mold problems at the Family Low rise apartments:

The RAB would like to get a status report on how the NHA is curing the mold problems at the Family Low-rise developments. This has been a consistent problem over the years and is becoming to be a health and safety issue which needs to be

addressed quickly. The RAB wants a detailed action plan as to how the NHA will cure the mold problem and when it will finish this work.

NHA Response:

The mold problem occurring at apartments in our Low-Rise Family Developments is symptomatic of the infiltration of moisture in the walls of the 60 year old structures that comprise 30% of NHA housing stock. While there are cures that are being made through the application of mold resistant interior paint and ventilation of the bathroom and kitchen areas, the NHA is also looking to a more permanent solution through a re-design and complete modernization of its low-rise family housing inventory. The Authority has engaged an architectural team which will present its design recommendations by early next year. A more detailed report on the cure to the mold problem will be presented to the RAB in the next meeting.

12. RAB Concern – Income exclusion assurance by the NHA:

The RAB would like to get the NHA assurance that residents who qualify for the income exclusion provision under QHWRA (Disallowance of Earned Income Sec. 508b shall be entitled the twelve month income exclusion retroactively as provided in the QHWRA.

NHA Response:

The NHA will review its files and analyze data to ensure compliance with the rules outlined in Sec.508b. Under the QHWRA, the rent of a qualified family cannot be increased as a result of increased income due to employment during the first 12 months of such employment. A public housing or Section 8 family is only eligible for this disallowance if (i) the income increases as a result of employment of a member of the family who was previously unemployed for 1 or more years; (ii) whose income increases during the participation if a family member in any family self-sufficiency or other job training program; or (iii) who is or was, within the previous 6 months, assisted under any State program for temporary assistance for needy families (TANF) and whose earned income increases.

13. RAB Concern:

The RAB requests for a Resident Commissioner who is duly elected by the residents as outlined in the QHWRA.

NHA Response:

Under New Jersey applicable statute NJSA40A 12a 17, the members of the Board of Commissioners of the NHA are appointive positions, i.e., one Commissioner appointed by the State Department of Community Affairs, five Commissioners appointed by the Governing Body (Mayor with advise and consent of the City Council) and one Commissioner appointed by the Mayor. At least one NHA public housing resident has always been appointed as Commissioner serving the NHA Board.

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Under New Jersey applicable statute NJSA40A 12a 17, the members of the Board of Commissioners of the NHA are appointive positions, i.e., one Commissioner appointed by the State Department of Community Affairs, five Commissioners appointed by the Governing Body (Mayor with advise and consent of the City Council) and one Commissioner appointed by the Mayor. The NHA always had one or two NHA Resident Commissioners appointed by the Mayor/City Council in its Board. The Resident Commissioner/s are and have been tenant presidents of an NHA Public Housing Development and a director of the NTC (Newark Tenants Council), and a member of the (RAB)Resident Advisory Board.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) CITY OF NEWARK, NEW JERSEY
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

PHA Plan
Table Library

Component 7

Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (2002)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0
4	1406 Operations	\$0
3	1408 Management Improvements	\$1,000,000
4	1410 Administration	\$2,642,282
5	1411 Audit	\$0
6	1415 Liquidated Damages	\$0
7	1430 Fees and Costs	\$756,500
8	1440 Site Acquisition	\$0
9	1450 Site Improvement	\$0
10	1460 Dwelling Structures	\$22,024,033
11	1465.1 Dwelling Equipment-Nonexpendable	\$0
12	1470 Nondwelling Structures	\$0
13	1475 Nondwelling Equipment	\$0
14	1485 Demolition	\$0
15	1490 Replacement Reserve	\$0
16	1492 Moving to Work Demonstration	\$0
17	1495.1 Relocation Costs	\$0
18	1498 Mod Used for Development	\$0
19	1502 Contingency	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$26,422,815
21	Amount of line 20 Related to LBP Activities	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0
23	Amount of line 20 Related to Security	\$0
24	Amount of line 20 Related to Energy Conservation Measures	\$0

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ2-2 Pennington Court	Construction Management projects	1460	\$1,000,000
NJ2-5 Baxter Terrace	Master Plan	1460	\$1,800,000
	A/E Master Plan	1430	\$200,000
NJ2-6 Stephen Crane	Mechanical Upgrade	1460	\$2,764,446
	A/E Mechanical Upgrade	1430	\$180,000
	Electrical Upgrade	1460	\$940,000
	A/E Electrical Upgrade	1430	\$60,000
NJ2-7 Hyatt Court	Boiler Replacement	1460	\$2,500,000
	Fire Alarm	1460	\$470,000
	A/E Fire Alarm	1430	\$30,000
	Electrical Upgrade	1460	\$1,410,000
	A/E Electrical Upgrade	1430	\$90,000
NJ 2-9 Terrell Homes	Boiler Replacement	1460	\$2,500,000
	Fire Alarm	1460	\$658,000
	A/E Fire Alarms	1430	\$42,000
	Electrical Upgrade	1460	\$1,410,000
	A/E Electrical Upgrade	1430	\$90,000
NJ2-17 Kretchmer Elderly	Plumbing Fixtures and Steam Pipe Repairs	1460	\$313,255
	A/E Plumbing and Steam Repair	1430	\$19,995
NJ2-21A Kretchmer Elderly	Plumbing Fixtures and Steam Pipe Repairs	1460	\$697,245
	A/E Plumbing and Steam Repairs	1430	\$44,505
PHA Wide Capital Improvements	Balcony –Elderlies	1460	\$1,000,000
	Sprinkler _ Elderlies	1460	\$1,000,000
	Emergency Generators – Elderlies	1460	\$1,000,000
	Windows – Elderlies	1460	\$1,000,000
	PHAS Infrastructure Reinforcement	1460	\$1,561,087
PHA Wide Management Improvements	Resident Initiatives/FSS	1408	\$1,000,000
Modernization Dept	Cost to implement and administer CFP	1410	\$2,642,282
	Grand Total		\$26,422,815

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Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA- Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NJ2-1 Seth Boyden Court	December 2003	June 2005
NJ2-2 Pennington Court	December 2003	June 2005
NJ2-5 Baxter Terrace	December 2003	June 2005
NJ2-6 Stephen Crane Village	December 2003	June 2005
NJ2-7 Hyatt Court	December 2003	June 2005
NJ2-8 Felix Fuld Court	December 2003	June 2005
NJ 2-9 Terrell Homes	December 2003	June 2005
NJ2-14 Bradley Court	December 2003	June 2005
NJ2-15 Stella Wright Homes	December 2003	June 2005
NJ2-16 Stephen Crane Elderly	December 2003	June 2005
NJ2-17 Kretchmer Homes Elderly	December 2003	June 2005
NJ2-19E Foushee Towers	December 2003	June 2005
NJ2-20 Bradley Court II	December 2003	June 2005
NJ2-21A Kretchmer Homes Elderly	December 2003	June 2005
NJ2-21E Seth Boyden Elderly	December 2003	June 2005
NJ2-21F Seth Boyden Elderly	December 2003	June 2005
NJ2-22B Baxter Elderly	December 2003	June 2005
NJ2-22C Stephen Crane Elderly	December 2003	June 2005
NJ2-22D Stephen Crane Elderly	December 2003	June 2005
NJ2-25 James C. White Manor	December 2003	June 2005
NJ2-27 New Horizon	December 2003	June 2005
NJ2-31A Chadwick	December 2003	June 2005
NJ2-31B Townhouses @ Mt Prospect	December 2003	June 2005
NJ2-36 Townhouses @ Broad Street	December 2003	June 2005
NJ2-37 Townhouses @ Oriental St.	December 2003	June 2005
NJ2-39 Betty Shabazz	December 2003	June 2005
NJ2-40 Serenity	December 2003	June 2005
NJ2-41 Oscar Miles	December 2003	June 2005
NJ2-42 Kemsco	December 2003	June 2005
NJ2-43 Bellemeade	December 2003	June 2005
NJ2-44 La Villa Dr Jose Rosario	December 2003	June 2005
NJ2-45 Clarement	December 2003	June 2005
NJ2-48 Townhouses S. Ward In. Park	December 2003	June 2005
NJ2-51 Mt. Pleasant Estates	December 2003	June 2005
NJ2-52 Townhouses - Columbus Site	December 2003	June 2005

NHA Wide	December 2003	June 2005
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Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.
 Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year.
 Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ 2-01	Seth Boyden Court	19	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Construction Management			6,000,000	2003
Total estimated cost over next 5 years			6,000,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-02	Pennington Court	14	6%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Construction Management		7,500,000	2003
Total estimated cost over next 5 years		7,500,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-05	Baxter Terrace	13	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Master Plan Development		14,000,000	2004
Total estimated cost over next 5 years		14,000,000	

Optional 5-Year Action Plan Tables			
Development	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development
NJ 2-06	Stephen Crane Village	7	2%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Mechanical Upgrade	6,944,446	2004
Electrical Upgrade	1,000,000	2004
Total estimated cost over next 5 years	7,944,446	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-07	Hyatt Court	12	3%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler Replacement	5,000,000	2003
Fire Alarm	500,000	2003
Electrical Upgrade	1,500,000	2004
Construction Management	6,000,000	2004
Total estimated cost over next 5 years	13,000,000	

Optional 5-Year Action Plan Tables

Development	Development Name	Number	% Vacancies
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Number	(or indicate PHA wide)	Vacant Units	in Development
NJ 2-08	Felix Fuld Court	4	1%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Construction Management	5,000,000	2004
Total estimated cost over next 5 years	5,000,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-09	Terrell Homes	6	2%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler Replacement	5,000,000	2003
Fire Alarm	700,000	2003
Electrical Upgrade	1,500,000	2004
Construction Management	3,000,000	2004
Total estimated cost over next 5 years	10,200,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-14	Bradley Court	17	6%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Construction Management	5,919,446	2004
Total estimated cost over next 5 years	5,919,446	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2 -17	Kretchmer Elderly	6	3%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Plumbing Fixtures & Steam Pipe Repairs	333,250	2004
Total estimated cost over next 5 years	333,250	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
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NJ 2 –21A	Kretchmer Elderly	12	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Plumbing Fixtures & Steam Pipe Repairs		741,750	2004
Total estimated cost over next 5 years		741,750	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2–27	Scattered Sites	1	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Apartment Renovations		9,000,000	2005
Total estimated cost over next 5 years		9,000,000	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development

NJ 2-99	PHA Wide Capital Improvement	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Balcony Enclosures-Elderlies		5,219,446	2004
Sprinklers-Elderlies		7,719,446	2004
Apartment Windows-Elderlies		6,000,000	2004
Emergency Generators-Elderlies		3,000,000	2004
Physical Needs Assessment Items- Townhouses		3,000,000	2006
PHAS-Infrastructure Reinforcement		23,192,439	2003
Total estimated cost over next 5 years		48,131,331	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-99	PHA Wide Management Improvement	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Resident Initiatives		4,519,446	2003
IT Misc. Internal projects		2,000,000	2003
Total estimated cost over next 5 years		6,519,446	
Optional 5-Year Action Plan Tables			

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-99	CFP Administrative Costs	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Cost to implement and administer CFP		14,921,074	2003
Total estimated cost over next 5 years		14,921,074	