

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

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

**PHA Plan
Agency Identification**

PHAName: Rahway Housing Authority

PHANumber: NJ032

PHAFiscalYearBeginning:07/2002

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)

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

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)

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

The PHA's mission is :

The Rahway Housing Authority is committed to providing quality, affordable housing that is decent and safe, to eligible families in this community. We strive to make the best use of all available resources so that our residents may live in an environment that is clean and attractive. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property management practices. By taking advantage of available community and government resources, we intend to provide our residents with opportunities for economic self -sufficiency as we can identify. We endeavor to instill pride and a desire for an enhanced quality of life for our residents and their families. We are committed to serving our residents and this entire community in a manner that demonstrates professional courtesy, respect and caring.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA 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 target sets such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of for below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

- Acquire or build units or developments
- Other (list below)

X PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score) **79.6**
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

X 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:
- Convert public housing to vouchers:
- Other: (list below)

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

X 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 measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- X** Increase the number and percentage of employed persons in assisted families:
- X** Provide or attract supportive services to improve assistance recipients' employability:
- X** Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

X 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:
- X** Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Management Issues

Goals:

1. Manage the Rahway Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performed.
2. Manage the Rahway Housing Authority (RHA) in a manner that results in full compliance with applicable statutes and regulations as defined by program audit finding.

Objectives:

1. HUD shall recognize the Rahway Housing Authority as not only a standard performer but as a successful performer by December 31, 2002.
2. The RHA shall make our public housing units more marketable to the community as evidenced by maintaining our waiting list even in the face of greater competition.
3. The RHA shall achieve and sustain an occupancy rate of 97% by December 31, 2000.
4. The RHA shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer friendly and fiscally prudent leader in the affordable housing industry.
5. All administrative staff of RHA shall be computer literate and successfully complete at least one computer class per year for at least three years in a row.
6. The RHA shall implement its asset management plan no later than December 31, 2003.
7. The RHA shall review all current contracts and/or agreements to determine if services justify the expense and an analysis to determine if the service is still necessary. Current outside service/maintenance agreements shall be reduced by at least \$1,000 per year on average for the next four years.
8. The RHA shall acquire at least \$25,000 of equipment each for the next 5 years to increase the efficiency of the employees in general in order to lower the cost to do a given unit of work.
9. The RHA shall hire summer help especially resident teenagers, at slightly higher than minimum wage to cut grass, releasing higher paid skillful maintenance workers to do more complicated tasks to improve the general conditions at the various sites.
10. RHA shall explore methods to accelerate Modernization.

Expansion of the Housing Stock

Goals:

Adapt the RHA's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessments.

Objectives:

1. The RHA shall apply for and obtain status as a redevelopment agency by December 31, 2002.
2. Locate at least two partners, non-profit or for-profit locally or nationally based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for this target group.
3. The RHA as a redevelopment agency will become more savvy in its usage of finance and instruments made available by different sources.
4. The RHA, as a redevelopment agency, will actively pursue the acquisition of physical assets.
5. The RHA shall assist at least 3 families to move from renting to home ownership.

Marketability

Goals:

1. Enhance the marketability of the RHA's public housing units.
2. Make public housing the affordable housing of choice for the very low income residents of our community.

Objectives:

1. The RHA shall convert at least four efficiency units to three one-bedroom units by December 31, 2004 in order to increase the marketability of four senior public housing units. More will be considered as funding allows.
2. The RHA shall achieve a high level of customer satisfaction in this element of the Public Housing Assessment System.
3. The RHA shall remove all graffiti within 2 weeks of discovering it by December 31, 2001.

4. The RHA shall achieve proper curb appeal for its public housing developments by improving its landscaping, by keeping its grass cut, making the properties litter free and other actions by December 31, 2001.
5. The RHA shall improve its roadsidesignage as funding becomes available.

Security

Goals:

1. Provide a safe and secure environment in RHA's public housing developments.
2. Improve resident and community perception of safety and security in the RHA's public housing developments.

Objectives:

1. The RHA shall reduce crime in its developments by 5% by December 31, 2004.
2. The RHA shall reduce its evictions due to violations of criminal law by 10% by December 31, 2004 through aggressive screening procedures.
3. The RHA will aggressively pursue in its developments Residents Opportunity self-sufficiency Programs designed to help residents obtain meaningful employment thus lowering the propensity to loiter.

Tenant Based Housing

Goal: The RHA shall advertise annually to reach out to prospective landlords.

Objectives:

1. The RHA shall achieve and sustain a utilization rate of 97% by December 31, 2002.
2. The RHA shall attract 5 new landlords by December 31, 2003.
3. The RHA shall establish a program by December 31, 2004 to help tenant based residents become homeowners.

Maintenance

Goals:

1. Maintain the RHA's real estate in a decent condition.
2. Deliver timely and quality maintenance services to the residents of the RHA.

Objectives:

1. The RHA shall have all of its units in compliance with the RHA standards by December 31, 2000.
2. The RHA shall create and implement a preventative maintenance plan by December 31, 2000.
3. The RHA shall create an appealing up-to-date environment in its developments by December 31, 2004.
4. The RHA shall achieve and maintain an average response time of 4 hours to emergency work orders by December 31, 2000.
5. The RHA shall achieve and maintain an average response time of 8 days to routine work orders by December 31, 2001.

Equal Opportunity

Goals:

1. Operate the RHA in full compliance with all Equal Opportunity laws and regulations and affirmatively further fair housing.
2. The RHA shall ensure equal treatment of all applications, residents, tenant-based participants, employees and vendors.

Objectives:

1. The RHA shall mix its public housing development populations as much as possible with respect to ethnicity, race, and income.

Fiscal Responsibility

Goals:

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices (GAAP).
2. Reduced dependency on federal funding.

Objectives:

1. The RHA shall operate so that income exceeds expenses every year.
2. The RHA shall maintain its operating reserves of at least \$650,000 between now and December 31, 2004.
3. The RHA shall strive to be a low cost provider of services by investing in equipment and improving the skill base of employees to become more efficient.
4. The RHA will reduce its dependence on HUD by hiring a Development Manager to raise at least \$25,000 per year from non -HUD sources by December 31, 2004.
5. The RHA shall raise funds from at least one non -HUD source by December 31, 2004. Can be accomplished with a loan by pledging part of our Capital Fund.

Public Image

Goal: Enhance the image of public housing in our community.

Objectives:

1. The RHA will enhance the appearance of all its developments by improving fencing, concrete work, grass, landscaping, and signage by December, 2004.
2. The RHA leadership (this includes commissioners as well) shall speak to at least one civic, religious or fraternal group a year for the next five years to explain how important we are to the community.
3. The RHA shall ensure that there are at least 2 positive stories a year in the local media about the Housing Authority or one of its residents.
4. The RHA shall implement an outreach policy to inform the community of what good managers of the public's dollar the Housing Authority is by July 1, 2002.

Supportive Services

Goals:

1. Maintain access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals that reside in our housing.

Objectives:

1. The RHA will implement 2 new partnerships in order to enhance self-sufficiency services to our residents by December 31, 2001. This is dependent on obtaining the ROSS Grant.
2. Apply to at least two appropriate foundations for grant funds through the efforts of the Development Manager. These funds will allow us to expand our Quality of Life program and our Self-Sufficiency program.
3. The RHA will continue to effectively utilize its community rooms/buildings to provide resident services as measured by increasing their utilization by 5% by July 1, 2001.
4. The RHA will continue to have effective, fully functioning resident organization in every public housing development.
5. The RHA shall assist its resident organizations in strengthening their organizations and helping them develop their own mission statement goals and objectives by December 31, 2002.
6. The RHA shall work with the Board of Education to ensure an effective After School Program at the Family Development every year for the duration of this plan.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

X StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheRahwayHousingAuthorityhaspreparedthisAgencyPlanincompliancewithSection511oftheQualityHousingandWorkResponsibilityActof1998andtheensuingHUDrequirements.

Wehavealsoadoptedgoalsandobjectivesforthenextfiveyears.Theyarestated,indetailwithinTheFive-YearPlan.

TheRahwayHousingAuthorityislandlockedandbuildingsaturated.Tomeettheneedsassessmentbothfromourownwaitinglistexperienceaswellasfromthedatacollectedfromthe1990CensusandUnionCounty'sConsolidatedPlan,newdwellingsonnewlandwouldneedtobeacquired.RealEstatedevelopmentisalong-termcommitmentthatdependsuponlong-termreturnstomaketheinvestmentworthwhile.DevelopmentofhousingstocksimilartowhatRHAhasnowdependsuponsubsidies,whichcurrentlycannotbecounteduponasHUD"soulsearches"thepathitwantstotakeinthenearandlongterm.

Itisnolonger"businessasusual"inWashington,D.C.Theyareunsureoftheircontinuedcommitment.Fundinghas"waffled"oflate.Section8,notpublichousing,seemstobeinvogueasthepreferredmethodofsupplyingaffordablehousingtothequalifiedpopulationoftheUnitedStates.But,thisalsohasitslimitationsinCentralNewJerseyaswellasinotherpartsoftheCountry.Inthiseconomy,additionalincrementalprivatelandlordswillingtoacceptvouchersarenotreadilyavailable.Thereisashortage,atleastintheNorthEast,ofhousingingeneral.Theappearanceofvouchersfromone

year to the next then gone a few years later does not encourage new private development either.

Affordable housing development cannot depend upon the “old” methods but must employ funding sources not commonly used. The acquisition of land itself will be expensive and possibly unproductive for years until RHA has the funding to build upon it. It is time consuming and somewhat risky to lay all the financing necessary to develop affordable housing and to pay for cost of complying with the ongoing regulations without the prospect of a subsidy. This is a tough road that will take years but it can be done.

Therefore, the plans, statements, budget summary, policies, etc. set forth in the Agency Plan lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a modern comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan while addressing continued HUD requirements. Here are just a few highlights:

- Enhance the marketability and curb appeal of RHA’s public housing units.
- Increase and improve the identity of RHA.
- Aggressively pursue Residents Opportunity Self-Sufficiency programs.
- Apply for Redevelopment Agency Status or create a development non-profit organization in the near future.
- Pursue alternate funding.
- In the day to day operations, keep in mind, quality of life issues are important.

In summary, we are on course to improve the condition of affordable housing in Rahway.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	10
ii. Table of Contents	11
1. Housing Needs	15
2. Financial Resources	21
3. Policies on Eligibility, Selection and Admissions	23
4. Rent Determination Policies	31
5. Operations and Management Policies	35
6. Grievance Procedures	37
7. Capital Improvement Needs	37
8. Demolition and Disposition	46
9. Designation of Housing	47

10. Conversion of Public Housing	48
11. Homeownership	49
12. Community Service Programs	51
13. Crime and Safety	53
14. Pets (Inactive for January 1 PHAs)	55
15. Civil Rights Certifications (included with PHA Plan Certifications)	55
16. Audit	55
17. Asset Management	56
18. Other Information	56

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions amended "Template" Policy for Deconcentration
- FY2002 Capital Fund Program Annual Statement (Table Library Page 1)
- 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
- FY2002 Capital Fund Program 5 Year Action Plan (Table Library Page 8)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Page 49)
- Other (List below, providing each attachment name)
 - Members of Resident Advisory Board (NJ032b01)
 - Members of PHA Governing Board (NJ032c01)
 - Statement of Progress in meeting 5 Year Plan (NJ032d01)

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
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	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
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	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
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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
X	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/ 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	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	771	5	5	3	1	3	3
Income > 30% but ≤ 50% of AMI	345	5	5	3	1	3	3
Income > 50% but < 80% of AMI	389	5	5	3	1	3	3
Elderly	745	5	5	3	1	3	2
Families with Disabilities	20	5	5	3	1	3	2
African/American	319	5	5	3	1	3	3
Hispanic	156	5	5	3	1	3	3
White	622	5	5	3	1	3	3
Race/Ethnicity							

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 to 2000
- 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) 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
Waiting list total	308		
Extremely low income <= 30% AMI	87	28	
Very low income (> 30% but <= 50% AMI)	201	65	
Low income (> 50% but < 80% AMI)	20	6	
Families with children	106	34	

Housing Needs of Families on the Waiting List			
Elderly families	194	63	
Families with Disabilities	8	3	
White	119	39	
African/American	161	52	
Hispanic/Asian	25	8	
Indian/Alaskan	3	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	202	66	
2BR	69	22	
3BR	32	10	
4BR	5	2	
5BR	N/A	N/A	
5+BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 12 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			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	379		33
Extremely low income <= 30% AMI	77	20	
Very low income (> 30% but <= 50% AMI)	208	55	
Low income (> 50% but < 80%	94	25	

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	287	76	
Elderly families	23	6	
Families with Disabilities	6	2	
White	24	6	
African/American	327	86	
Hispanic/Asian	23	6	
Indian/Alaskan	5	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 9 Does the PHA expect to reopen the list in the PHA Plan year? 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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
- Other (list below)

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.
- Other: (list below)

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 the economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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 to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

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 voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslisted below,selectallthatinfluencedthePHA'sselectionofthestrategies itwillpursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing
- Extenttowhichparticularhousingneedsaremetby otherorganizationsinthe community
- EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother informationavailabletothePHA
- InfluenceofthehousingmarketonPHAprograms
- Communitypriorities regardinghousingassistance
- Resultsofconsultationwithlocalorstategovernment
- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups
- Other:(listbelow)

2. StatementofFinancialResources

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederalpublic housingandtenant -basedSection8assistanceprogramsadministeredbythePHAduringthePlanyear. Note:thetableassumes thatFederalpublichousingortenantbasedSection8assistancegrantfundsare expendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forothersunds,indicate theseforthosfundsasoneofthefollowingcategories:publichousingoperations,publichousingcapital improvements,publichousingssafety/security,publichousingssupportiveservices,Section8tenant -based assistance,Section8supportiveservicesorother.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2002grants)		
a) PublicHousingOperatingFund	720,000	Operations
b) PublicHousingCapitalFund	540,000	CapitalImprovements
c) HOPEVIR revitalization	N/A	
d) HOPEVIDemolition	N/A	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	1,450,000	Section8Tenant RentalAssistanceand Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	Security and Drug Prevention and Intervention Programs
g) Resident Opportunity and Self-Sufficiency Grants	150,000	Educational Programs Employment Readiness
h) Community Development Block Grant	18,500	Capital Improvements Enrichment Center
i) HOME	200,000	Property Development
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)	-0-	
3. Public Housing Dwelling Rental Income	810,650	OPERATIONS
4. Other income (list below)		
MISC. EXCESS UTILITIES	22,000	OPERATIONS
5. Non-federal sources (list below)		
INVESTMENT INCOME PHA	30,000	OPERATIONS
INVESTMENT INCOME SEC. 8	6,000	OPERATIONS
Total resources	3,977,150	

3.PHAPolicies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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: (5)
- 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 plan 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?
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?
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:

(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?
- b. Transfer policies:
 - In what circumstances will transfer 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)

- Working families and those unable to work because of age or disability
- Veterans, veterans' families and widows of veterans
- Residents who live and/or work in the 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 space 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans, veterans' families and widows of veterans
- Residents who live and/or work in the 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. 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
- Anytime 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 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:
NJ032P001, NJ032P002A and NJ032P006

Employing new admission preferences at targeted developments
If selected, list targeted developments below:
NJ032P001, NJ032P002A and NJ032P006

Other (list policies and development targeted below)

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)

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:
**NJ032P001, NJ032P002A, NJ032P002B, NJ032P003, NJ032P004, NJ032P005
 AND NJ032P006**

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

B. Section 8

Exemptions: PHA 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)
Housekeeping Inspections
- 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)

(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: **Families affected by 9 -11**

(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 admissionsto the section 8 program of 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1** Working families and those unable to work because of age or disability
- 1** Veterans, veterans' families and widows of veterans
- 1** Residents who live and/or work in your jurisdiction
- 1** Those enrolled currently in educational, training, or upward mobility programs
- 1** Households that contribute to meeting income goals (broad range of incomes)
- 1** Households that contribute to meeting income requirements (targeting)
- 1** 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 the 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 ensure 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 admission 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 program to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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---

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

b. Minimum Rent

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

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

2. Yes **X** 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 **X** 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:

- X** For household heads
- For other family members
- X** For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
\$100/Month/Household (Payroll deductions: Union Dues, Hospitalization, Uniforms)

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) **Not to exceed 95% of market comparability**

f. Rent redeterminations:

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

- Anytime the family experiences an income increase
- Anytime 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.)

- This section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

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 circumstance 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

- Reflectsmarketorsubmarket
- Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthislevel?
(selectallthatapply)

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousingoptionsforfamilies
- Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually
- Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadequacyofitspayment standard?(select allthatapply)

- Successratesofassistedfamilies
- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

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

b. Yes No:Has thePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)

5.OperationsandManagement

[24CFRPart903.79(e)]

Exemptionsfrom Component5:HighperformingandsmallPHAsarenotrequiredto completethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStructure

DescribethePHA'smanagementstructureandorganization.

(selectone)

- Anor ganizationchartshowingthePHA'smanagementstructureandorganization isattached (**seebelow**):

**7memberBoardofCommissioners
ExecutiveDirector**

**MaintenanceSuperintendent
MaintenanceStaff(6)**

**PublicHousingManager
Asst.PublicHousingManager**

BookkeeperSection8CoordinatorAdministrativeAssistant

TenantServicesCoordinators

AbriefdescriptionofthemanagementstructureandorganizationofthePHA follows:

B.HUDProgramsUnderPHAManagement

ListFederalprogramsadministeredbythePHA,numberoffamilieservedatthebeginningofthe upcomingfiscalyear,andexpectedturnoverineach.(Use“NA”toindicatethatthePHAdoesnot operateanyoftheprogramslistedbelow.)

ProgramName	UnitsorFamilies ServedatYear Beginning	Expected Turnover
PublicHousing	277	10%
Section8Vouchers	188	10%
Section8Certificates		
Section8ModRehab		
SpecialPurposeSection 8Certificates/Vouchers (listindividually)		
PublicHousingDrug EliminationProgram (PHDEP)	277	10%
OtherFederal Programs(list individually)		

C.ManagementandMaintenancePolicies

ListthePHA’spublichousingmanagementandmaintenancepolicydocuments,manualsandhandbooks thatcontaintheAgency’srules,standards,andpolicieshatgovernmaintenanceandmanagementofpublic housing,incluingadescriptionofanymeasuresnecessaryfortheventionoreradicationofpest infestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8management.

(1) PublicHousingMaintenanceandManagement:(listbelow)
PreventiveMaintenanceManual

(2)Section8Management:(listbelow)

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredto completecomponent6.Section 8-OnlyPHAsareexemptfromsub -component6A.

A. Public Housing

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

If yes, list addition to federal requirements below:

2. Which PHA offices 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 addition to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(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: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1)CapitalFundProgramAnnualStatement

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 Form 52837.

Select one:

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

-or-

X 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
Capital Fund Program Annual Statement
Parts I, II, and III**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number NJ39P03250101 FFY of Grant Approval: 07/2001

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$15,000
4	1410 Administration	\$30,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$55,000
8	1440 Site Acquisition	\$50,000
9	1450 Site Improvement	\$179,000
10	1460 Dwelling Structures	\$35,125
11	1465.1 Dwelling Equipment - Nonexpendable	\$10,000
12	1470 Non Dwelling Structures	\$162,000
13	1475 Non Dwelling Equipment	\$33,000
14	1485 Demolition	
15	1490 Replacement Reserve	

16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	AmountofAnnualGrant(Sumoflines2 -19)	\$569,125
21	Amountofline20RelatedtoLBPActivities	-0-
22	Amountofline20RelatedtoSection504Compliance	-0-
23	Amountofline20RelatedtoSecurity	\$113,000
24	Amountofline20RelatedtoEnergyConservation Measures	-0-

**AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost
1.NJ32 -1 GlendenningHomes	1.Installnewdoorhandles	1460	\$30,125
	2.Securityfence	1450	\$100,000
	3.BuildEnrichmentCenter	1470	\$137,000
2.NJ32 -2B JFKAnnex	1.Shadepavilion&patio	1470	\$25,000
3.NJ32 -3 JFK	1.Siteacquisition	1440	\$25,000
	2.Replacephoneaccesssystem	1460	\$5,000
4. NJ32-4 SchaffhauserTowers	1. Siteacquisition	1440	\$25,000
	2. Parkinglotreconfiguration	1450	\$50,000
5.HousingAuthority Wide	1. Concretework	1450	\$15,000
	2. Landscaping	1450	\$14,000
	3. Purchasesecurity vehicle	1475	\$13,000
6.Management Improvements	1. StaffComputerTraining	1408	\$2,400
	2. StaffProfessionalDevelopment Training	1408	\$3,600

	3. Commissioner Training		1408	\$3,000
	4. Residential Economic Development		1408	\$5,000
	5. Internet Services		1408	\$1,000
7. Housing Authority Wide Administration	1. Pay part of Executive Director, Maintenance Supervisor & Modernization clerk salary for work performed in connection with Capital Fund Program		1410	\$30,000
8. Fees & Costs	1. A/E Fees for structural study at NJ32	-4	1430	\$25,000
	2. A/E Fees for Landscape Architect to prepare Master Plan for all sites		1430	\$24,800
	3. Consultants Fee for Capital Fund Program Work		1430	\$5,200
9. Dwelling Equipment	1. Miscellaneous Dwelling Equipment		1465.1	\$10,000
10. Non-Dwelling Equipment	1. Office Furniture NJ32 -2B		1475	\$8,000
	2. Upgrade Computer Hardware		1475	\$8,000
	3. Miscellaneous Maintenance Equipment		1475	\$4,000
	<u>GRAND TOTAL:</u>			<u>\$569,125</u>

**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)
1. NJ32-1 Glendenning Homes	12/31/02	3/31/03
2. NJ32-2AJFK Apartments	12/31/02	3/31/03
3. NJ32-2BJFK Apartments II	12/31/02	3/31/03
4. NJ32-3JFK Anex	12/31/02	3/31/03
5. NJ32-4 Schaffhauser Towers	12/31/02	3/31/03
6. Management Improvements	12/31/02	3/31/03

(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-

X The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CF Poptional 5 Year Action Plan from the Table Library and insert there)

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 eCapital Fund Program Annual Statement.

Rahway Housing Authority -5 Year Action Plan (Years 2002 -2005)

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ32-1	Glendenning Homes		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
1. Completely renovate seven (7) Buildings			\$916,000
2. Basement Entry Hoods			\$21,000
3. Site Improvements including fencing, landscaping & parking lot			\$60,000
4. Remove two (2) oil tanks			\$40,000
Planned Start Date (HA Fiscal Year)			
			2002 -2005
			2002
			2002, 2003
			2004
Total estimated cost over next 5 years			\$1,037,000
Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ32-2A	JFK Apartments		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
1. Kitchen floors (6 units)			\$12,000
2. Remove two (2) oil tanks			\$85,000
Planned Start Date (HA Fiscal Year)			
			2002
			2004
Total estimated cost over next 5 years			\$97,000

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	Estimated Cost	PlannedStartDate (HAFiscalYear)
NJ32-2B	JFKApartments				
DescriptionofNeededPhysicalImprovementsorManagement Improvements				Estimated Cost	PlannedStartDate (HAFiscalYear)
1.Reconfigu restudiosintoone(1)bedrooms&laundryroom				\$50,000	2002
2.Paintexistingrailings&doors \$4,000					2002
3.SiteImprovements \$20,000					2003
4.Securityfencing \$				50,000	2005
Totalestimatedcostovernext5years \$124,000					
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	Estimated Cost	PlannedStartDate (HAFiscalYear)
NJ32-3	JFKApartmentsII				
DescriptionofNeededPhysicalImprovementsorManagement Improvements				Estimated Cost	PlannedStartDate (HAFiscalYear)
1.CarpetHallways				\$5,000	2003
2.Re -tilecommunityroom \$7,000					2003
3.Landscaping \$6,000					2003
4.Signage \$1,000					2003
5.Paintrails&fire escapes \$33,000					2003
6.Securityfencing \$50,000					2005
Totalestimatedcostovernext5years \$102,000					
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	Estimated Cost	PlannedStartDate (HAFiscalYear)
NJ32-4	SchaffhauserTowers				
DescriptionofNeededPhysicalImprovementsorManagement Improvements				Estimated Cost	PlannedStartDate (HAFiscalYear)
1.Officerenovations(2phases) 2003				\$100,000	2002
2.Kitchencounters,restrooms&floort iles				\$22,000	2003
3.Removeoiltank				\$25,000	2004
4.Bathroomrenovations				\$30,000	2005
5.Upgradepull -chain/intercomsystem				\$15,000	2005

Totales timatedcostovernext5years: \$142,000

--	--	--	--

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment
NJ32-5	CliffordP.CaseApartments		

DescriptionofNeededPhysicalImprovementsorManagement Improvements	Estimated Cost	PlannedStartDate (HAFiscalYear)
1.InstallGazebo	\$10,000	2003
2.InstallfrontAwning	\$10,000	2003
3.Signage	\$1,000	2004
4.Painting&Rugs	\$10,000	2003
5.SiteImprovements,includingparkinglot	\$22,000	2004
6.Upgradepullchain/intercomsystem	\$15,000	2003

Totalestimatedcostovernext5years: \$68,000

Development Number	DevelopmentName (orindicat ePHAwide)	Number Vacant Units	% Vacancies inDevelopment
NJ32-6	RubyScottGardens		

DescriptionofNeededPhysicalImprovementsorManagement Improvements	Estimated Cost	PlannedStartDate (HAFiscalYear)
1.KitchenCounters&Cabinets	\$60,000	2002
2.DomesticHotWaterHeaters	\$27,000	2002
3.Stoves	\$10,000	2003
4.Doors	\$3,000	2004

Totalestimatedcostovernext5years: \$100,000

Development Number	Development Name (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment
PHA-Wide			

DescriptionofNeededPhysicalImprovementsorManagement Improvements	Estimated Cost	PlannedStartDate (HAFiscalYear)
1.PurchaseVehicles(2) 2003,2005	\$62,000	
2.UpgradeComputerHardware	\$32,000	2002 -2005
3.MiscellaneousDwellingEquipment	\$40,000	2002 -2005
4.MiscellaneousNon -DwellingEquipment	\$40,000	2002-2005
5.MiscellaneousSiteImprovements	\$40,000	2002-2005
6.1410Administration	\$120,000	2002-2005
7.1430Fees&Costs	\$140,000	2002-2005

Totalestimatedcostovernext5years: \$474,000

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment
--------------------	-------------------------------------	---------------------	---------------------------

		Units	
PHA-Wide	ManagementImprovements		
DescriptionofNeededPhysicalImprovementsorManagementImprovements		Estimated Cost	PlannedStartDate (HAFiscalYear)
1.StaffComputerTraining		\$9,600	2002 –2005
2.StaffProfessionalDevelopmentTraining		\$14,400	2002 –2005
3.CommissionerTraining		\$12,000	2002 –2005
4.ResidentEconomicDevelopment		\$20,000	2002 –2005
5.InternetService		\$4,000	2002 –2005
Totalestimatedcostovernext5years:		\$60,000	

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.IdentifyanyapprovedHOPEVIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFundProgram AnnualStatement.

- Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant? (ifno,skiptoquestionc;ifyes,provideresponsestoquestionbforeachgrant, copyingandcompletingasmanytimesasnecessary)
b)StatusofHOPEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

1.Developmentname:

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlan underway

- Yes No:c)DoesthePHApplanttoapplyforaHOPEVIrevitalizationgrantin thePlanyear?

Ifyes,listdevelopmentname/sbelow:

- Yes No:d)WillthePHAbengaginginanymixed -financedevelopment activitiesforpublichousinginthePlanyear?

If yes, list developments or activities below:

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

[24CFR Part 903.79(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.)

2. Activity Description: **Convert several small studio apartments into one bedroom apartments thereby reducing the number of available units. Need due to marketability.**

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:	
1b. Development (project) number:	
2. Activity type: Demolition	<input checked="" type="checkbox"/>
Disposition	<input type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/05/03)	_____
5. Number of units affected:	4
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	01/06/03
b. Projected end date of activity:	12/31/03

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

[24CFR Part 903.79(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.)

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.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input 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 type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	

- Part of the development
- Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as 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 HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI 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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(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:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <input 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 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: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input 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 24CFR 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

[24CFR 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? 02/01/00

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 programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

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 home ownership option participation
- Preference/eligibility for section 8 home ownership 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)
Maintenance Trainees	2	Specific criteria	Main office	Both
Part-time Janitors	3	Specific criteria	Main office	PH
Summer Help (Teenagers)	3	Random	Main office	Both
Five (5) Stipends	5	PHDEP	Main office	PH
Stipend (Community Rooms)	1	Random	Main office	PH
Landscaping	Various	Project based	Main office	PH
Office/Admin/Clerical	1	Application	Main office	PH

(2) Family Self-Sufficiency Program/s

a. Participation Description

Family Self-Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- 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 plan 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 Requirements pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR 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 area 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 new or more developments due to perceived and/or actual levels of violent and/or drug -related crime
 - Other (describe below)

2. What information or data did the PHA use to determine the need for PHA action 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 trend over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)
NJ032P001, NJ032P002A AND NJ032P006

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

1. List the crime prevention activities the PHA has undertaken or plan 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)

2. Which developments are most affected? (list below)
NJ032P001, NJ032P002A AND NJ032P006

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)

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

NJ032P001, NJ032P002A AND NJ032P006

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 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 FY2002 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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.PHAAssetManagement

[24CFRPart903.79(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) Site Based Asset Management
Routine Maintenance Program
Comprehensive/Investment Grade Energy Audit
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18.OtherInformation

[24CFRPart903.79(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 as Attachment (Filename)
- Provided below: **Input on Capital Fund Program**
Flat rents from initial 100% market to no more than 95%
Security and Quality of Life Issues
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: **Capital Fund Program Altered**
ACOP/Flat rents reduced

Security Procedures changed

X Other:(list below) Fulltime Family Social Worker hired

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 there a 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)

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) **Union County, NJ**

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)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlan agencyinthedevelopmentoftheConsolidatedPlan.
- X** ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwiththe initiativescontainedintheConsolidatedPlan.(listbelow)
- Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow) **RahwayHousingwasaskedfor its inputforthenext5yearplanbeingdevelopedbyUnionCounty,NJ**

D.OtherInformationRequiredbyHUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

MEMBERS OF RESIDENT ADVISORY BOARDS -----NJ032b01

RESIDENT MEMBERSHIP OF GOVERNING BOARD -----NJ032c01

**STATEMENT OF PROGRESS IN MEETING THE 5 YEAR PLAN
MISSION & GOALS -----NJ032d01**

CAPITAL FUND 2001 PER FORMANCE REPORT -----NJ032a01

**CHANGE TO ADMISSIONS & CONTINUED OCCUPANCY
POLICY AND SECTION 8 ADMINISTRATIVE PLAN —NJ032e01**

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and III**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number **NJ39P03250102** FFY of Grant Approval: **07/2002**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CFP Funds	-0-
2	1406 Operations	-0-
3	1408 Management Improvements	\$15,000
4	1410 Administration	\$30,000
5	1411 Audit	-0-
6	1415 Liquidated Damages	-0-
7	1430 Fees and Costs	\$60,000
8	1440 Site Acquisition	-0-
9	1450 Site Improvement	\$45,000
10	1460 Dwelling Structures	\$240,000
11	1465.1 Dwelling Equipment -Nonexpendable	\$5,000
12	1470 Non Dwelling Structures	-0-
13	1475 Non Dwelling Equipment	\$10,000
14	1485 Demolition	-0-
15	1490 Replacement Reserve	-0-
16	1492 Moving to Work Demonstration	-0-
17	1495.1 Relocation Costs	-0-
18	1499 Development Activities	-0-
19	1501 Collateralization or Debt Service	\$135,000
20	1502 Contingency	-0-
21	Amount of Annual Grant (Sum of lines 2 -21)	\$540,000
22	Amount of line 21 Related to LBP Activities	-0-
23	Amount of line 21 Related to Section 504 Compliance	-0-
24	Amount of line 21 Related to Security -Soft Costs	-0-
25	Amount of Line 21 Related to Security -Hard Costs	-0-

26	Amount of Line 21 Related to Energy Conservation Measures	\$40,000
----	---	----------

**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
1. HA -Wide Management Improvements	1. Staff Computer & Management Training	1408	\$2,000
	2. Staff Professional Development Training	1408	\$3,000
	3. Commissioner Training	1408	\$4,000
	4. Resident Economic Development	1408	\$5,000
	5. Internet Services	1408	\$1,000
2. HA -Wide Administration	1. Pay part of Executive Director's, Maintenance Supervisor's and Modernization Clerk's salary for work Done on Capital Fund Program	1410	\$30,000
3. HA -Wide Fees & Costs	1. A/E Fees	1430	\$54,800
	2. Consultant's Fee for Capital Fund Program Work	1430	\$5,200
4. HA -Wide Site Improvements	1. Concrete Work	1450	\$15,000
	2. Landscaping	1450	\$30,000
5. HA -Wide Dwelling Equipment	1. Miscellaneous Dwelling Equipment	1465.1	\$5,000
6. HA -Wide Equipment	1. Miscellaneous Non -Dwelling Equipment	1475	\$5,000
	2. Miscellaneous Maintenance Equipment	1475	\$5,000
	3. Furniture -Common Areas	1475	\$5,000
7. HA -Wide Collateralization or Debt Service	1. Debt Service	1501	\$135,000
8. NJ32 -2B JFK Apts.	1. Conversion of studios into 1 bedroom Apts. and Elevator	1460	\$100,000
9. NJ32 -3 JFK Apts. II	1. Underground Heating Pipes	1460	\$40,000
10. NJ32 -2B & NJ32-3 JFK Apts. &	1. Railings & Fire Escapes	1460	\$45,000

JFK Apts. II			
11. NJ32 -4 Schaffhauser Towers	1. Re -Tile Hallways	1460	\$15,000
12. NJ32 -6 Ruby Scott Gardens	1. Kitchen Renovations	1460	\$35,000
	GRAND TOTAL		\$540,000

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideAct ivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
1.NJ32 -2B JFKApts.	3/31/04	6/30/05
2.NJ32 -3 JFKApts.II	3/31/04	6/30/05
3.NJ32 -4 SchaffhauserTowers	3/31/04	6/30/05
4.NJ32 -6 RubyScottGardens	3 /31/04	6/30/05
5.HA -Wide Activities	3/31/04	6/30/05
6.Management Improvements	3/31/04	6/30/05

CapitalFundProgramFive -YearActionPlan

PartI:Summary(Component7)

PHAName: RahwayHousingAuthority					XOriginal5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1 2002	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementf orYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:2006	
	Annual Statement					
1.NJ32 -1 Glenden ningHomes		\$175,000	\$135,000	\$195,000	\$160,000	
2.NJ32 -2A JFKApts.		20,000	--	--	15,000	
3.NJ32 -2B JFKApts.		--	66,000	35,000	13,000	
4.NJ32 -3 JFKApts.II		--	90,000	36,000	12,000	
5.NJ32 -4 SchaffhauserTowers		90,000	115,000	125,000	26,000	
CFPFundsListedfor 5-yearplanning		--	--	--	--	
ReplacementHousing FactorFunds						

Capital Fund Program Five -Year Action Plan

Part I: Summary

PHAName: Rahway Housing Authority					X Original 5 -Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year1 2002	Work Statement for Year2 FFY Grant:2003 PHAFY:2003	Work Statement for Year3 FFY Grant:2004 PHAFY:2004	Work Statement for Year4 FFY Grant:2005 PHAFY:2005	Work Statement for Year5 FFY Grant:2006 PHAFY:2006	
	Annual Statement					
6.NJ32 -5 Clifford P. Case Apts.		\$130,000	\$15,000	--	\$146,000	
7.NJ32 -6 Ruby Scott Gardens		--				
8.Administration		30,000	30,000	30,000	30,000	
9.Management Improvements		15,000	15,000	15,000	15,000	
10.Site Improvements		29,000	29,000	29,000	29,000	
CFP Funds Listed for 5-year planning		--	--	--	--	
Replacement Housing Factor Funds						

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName: Rahway Housing Authority					<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year1 2002	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatement forYear5 FFYGrant:2006 PHAFY:2006	
	Annual Statement					
11.Fees&Costs		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
12.Dwelling,Non - <i>Dwelling,&</i> Maintenance Equipment		15,000	15,000	15,000	64,000	
13.Furniture		6,000	--	--	--	--
14.NewTruck		--	--	30,000	--	--
CFPFundsListedfor 5-yearplanning		\$540,000	\$540,000	\$540,000	\$540,000	\$540,000
ReplacementHousing FactorFunds						

CapitalFundProgramFive -YearActionPlan

PartII: SupportingPages — WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:2003 PHAFY:2003			ActivitiesforYear: <u>3</u> FFYGrant:2004 PHAFY:2004		
2002	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See	1.NJ32 -1,Glendenning	1.RemoveOilTanks	\$80,000	1.NJ32 - 1,Glendenning	1.DebtService(Mod)	\$135,000
Annual	Homes,NJ32 -2A	2.Modernization	\$135,000	Homes		
Statement	JFKApts.and	(DebtService)		2.NJ32 -2B	1.UpgradeParkingLot	\$50,000
	NJ32 -4Schaffhauser			JFKApts.		
	Towers			3.NJ32 -3	1.Roof	75,000
				4.NJ32 -2B,3,4,&5	1.UpgradeAddress/ IntercomSystems	61,000
	2.NJ32 -4	1.Lock&Door	10,000			
	SchaffhauserTowers	Hardware		5.NJ32 -4	1.OfficeRenovations	100,000
		2.UpgradeKitchens	60,000	SchaffhauserTowers		
				6.HA -Wide	1.Administration	30,000
	3.NJ32 -5	1.Patios	130,000		2.Management	15,000
	CliffordP.Case				Improvements	
	Apartments				3.SiteImprovements	29,000
					4.Fees&Costs	30,000
	4.HA -Wide	1.Furniture	6,000		5.Dwelling,Non -	15,000
		2.Administration	30,000		Dwelling,and	
		3. Management	15,000		Maintenance	
		Improvements			Equipment	
TotalCFPEstimatedCost			\$ --			\$540,000

Capital Fund Program Five -Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2003 PHAFY: 2003			Activities for Year: ____ FFY Grant: PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	4.HA -Wide	5.Site Improvements	\$29,000			
Annual	(Continued...)	6.Fees&Costs	30,000			
Statement		7.Dwelling, Non -	15,000			
		Dwelling, and				
		Maintenance				
		Equipment				
	Total CFPEstimated Cost		\$540,000			\$

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2005			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2006		
2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	1.NJ32 -1	1.SecurityCameras	\$60,000	1.NJ32 -1	1.BasementEntry	\$25,000
Annual	GlendenningHomes	2.DebtService(Mod)	\$135,000	GlendenningHomes	2.DebtService(Mod)	\$135,000
Statement	2.NJ32 -2BJFK	1.Fences	45,000	2.NJ32 -2A	1.KitchenFloors	15,000
	Apts.andNJ32 -3	2.Windows	26,000	JFKApts.		
	JFKApts.II			3.NJ32 -2B,JFK	1.LockSetsand	25,000
	3.NJ32 -4	1.Roof	75,000	Apts.andNJ32 -3	Hardware	
	SchaffhauserTowers	2.UpgradeParkingLot	50,000	JFKApts .II		
				4.NJ32 -4	1.Windows	26,000
	4.HA -Wide	1.NewTruck	30,000	SchaffhauserTowers		
		2.Administration	30,000	5.NJ32 -5	1.ParkingLot	60,000
		3.Management	15,000	CliffordP.Case	2.Windows	26,000
		Improvements		Apartme nts	3.UpgradeKitchens	60,000
		4.SiteImprovements	29,000			
		5.Fees&Costs	30,000	6.HA -Wide	1.Refrigerators	40,000
		6.Dwelling,Non -	15,000		&Stoves	
		Dwelling,and			2.Administration	30,000
		Maintenance			3.Management	15,000
		Equipment			Improvements	
					4.SiteImprovements	29,000
TotalCFPEstimatedCost			\$540,000			\$ --

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/Disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

RESIDENT MEMBERSHIP OF THE
PHAGOVERNING BOARD

The Rahway Housing Authority controls less than 300 units and is not required to have a resident on its Board.

The Rahway Housing Authority had a resident as a member of the Board of Commissioners who passed away in 2000.

According to Administrative Law in the State of New Jersey the Rahway City Council filled this empty position with a non -resident.

MEMBERSHIP OF
RESIDENT ADVISORY BOARDS

Senior Advisory Board:

J.F.K.SENIOR HOUSING
224-250 WEST GRAND AVENUE
RAHWAY, NJ 07065

Bernard Hellebrand
Jack Boory

WALTERSCHAFFHAUSER TOWERS
165 EAST GRAND AVENUE
RAHWAY, NJ 07065

Jacqueline Williams
Gloria Katko

CLIFFORD P. CASE MEMORIAL APARTMENTS
337 WEST MILTON AVENUE
RAHWAY, NJ 07065

John Amarando
Irene O'Reilly

G.K.S.(Glendenning/Kennedy/Scott) Tenants Association (Family Complex)

Pamela Cooley, President
Ilanda Kerobo, Vice -President
April Crutchfield, Secretary
Latonya Farmer, Corresponding Secretary
Andrea Clinton, Treasurer

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHAName: RAHWAY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P03250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds	-0-		-0-	-0-	
2	1406 Operations	-0-		-0-	-0-	
3	1408 Management Improvements Soft Costs	\$15,000		\$4,102	\$4,102	
	Management Improvements Hard Costs	-0-		-0-	-0-	
4	1410 Administration	\$30,000		\$9,327	\$9,327	
5	1411 Audit	-0-		-0-	-0-	
6	1415 Liquidated Damages	-0-		-0-	-0-	
7	1430 Fees and Costs	\$55,000		\$21,657	\$14,657	
8	1440 Site Acquisition	\$50,000		-0-	-0-	
9	1450 Site Improvement	\$179,000		\$125,525	\$5,525	
10	1460 Dwelling Structures	\$35,125		\$6,357	\$6,357	
11	1465.1 Dwelling Equipment — Nonexpendable	\$10,000		\$450	\$450	
12	1470 Nondwelling Structures	\$162,000		\$200,000	-0-	
13	1475 Nondwelling Equipment	\$33,000		\$6,592	\$6,592	
14	1485 Demolition	-0-		-0-	-0-	
15	1490 Replacement Reserve	-0-		-0-	-0-	
16	1492 Moving to Work Demonstration	-0-		-0-	-0-	
17	1495.1 Relocation Costs	-0-		-0-	-0-	
18	1499 Development Activities	-0-		-0-	-0-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: RAHWAYHOUSINGAUTHORITY	GrantTypeandNumber CapitalFundProgramGrantNo: NJ39P03250101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
---	---	---

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	-0-		-0-	-0-
20	1502 Contingency	-0-		-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$569,125		\$374,010	\$47,010
22	Amount of line 21 Related to LBP Activities	-0-		-0-	-0-
23	Amount of line 21 Related to Section 504 compliance	-0-		-0-	-0-
24	Amount of line 21 Related to Security – Soft Costs	-0-		-0-	-0-
25	Amount of Line 21 Related to Security – Hard Costs	\$113,000		\$125,008	\$5,008
26	Amount of line 21 Related to Energy Conservation Measures	-0-		-0-	-0-
27	Collateralization Expenses or Debt Service	-0-		-0-	-0-

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: RAHWAY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P03250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1.NJ32 -1	1.Install New Door Handles	1460		\$30,125		\$6,357	\$6,357	
Glendenning	2.Security Fence	1450		\$100,000		\$120,000	-0-	
Home s	3.Build Enrichment Center	1470		\$137,000		\$200,000	-0-	
2.NJ32 -2B	1.Shade Pavilion & Patio	1470		\$25,000		-0-	-0-	
Kennedy								
3.NJ32 -3	1.Site Acquisition	1440		\$25,000		-0-	-0-	
Kennedy	2.Replace Phone Access System	1460		\$5,000		-0-	-0-	
4.NJ32 -4	1.Site Acquisition	1440		\$25,000		-0-	-0-	
Schaffhauser	2.Parking Lot Reconfiguration	1450		\$50,000		-0-	-0-	
Towers								
5.HA -Wide	1.Concrete Work	1450		\$15,000		\$1,900	\$1,900	
	2.Landscaping	1450		\$14,000		\$3,625	\$3,625	
	3.Purchase Security Vehicle	1475		\$13,000		\$5,008	\$5,008	
6.Management	1.Staff Computer Training	1408		\$2,400		-0-	-0-	
Improvements								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: RAHWAY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P03250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
6.(Cont.)	2. Staff Professional Development Training	1408		\$3,600		\$3,902	\$3,902	
	3. Commissioner Training	1408		\$3,000		-0-	-0-	
	4. Residential Economic Development	1408		\$5,000		\$200	\$200	
	5. Internet Services	1408		\$1,000		-0-	-0-	
7. HA -Wide Administration	1. Pay Part of Executive Director's, Maintenance Supervisor's & Modernization Clerk's Salary for Work Done in connection with Capital Fund Program	1410		\$30,000		\$9,327	\$9,327	
8. Fees & Costs	1. A/E Fees for Structure Study at NJ32 -4	1430		\$25,000		-0-	-0-	
	2. A/E Fees for Landscape Architect to Prepare Master Plan for All Sites	1430		\$24,800		\$20,657	\$14,657	
	3. Consultant's Fee For Capital Fund Program Work	1430		\$5,200		\$1,000	\$1,000	
9. Dwelling	1. Miscellaneous Dwelling Equipment	1465.1		\$10,000		\$450	\$450	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName: RAHWAY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P03250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
10.Non -Dwelling Equipment	1. Office Furniture for NJ32 -2B	1475		\$8,000		\$180	\$180	
	2. Upgrade Computer Hardware	1475		\$8,000		-0-	-0-	
	3. Miscellaneous Maintenance Equipment	1475		\$4,000		\$1,404	\$1,404	
	GRANDTOTAL:			\$569,125		\$374,010	\$47,010	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: RAHWAY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: NJ39P03250101 Replacement Housing Factor No:	Federal FY of Grant: 2001
--------------------------------------	---	------------------------------

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1.NJ32 -1Glendenning Homes	12/31/02			3/31/03			
2.NJ32 -2AJFK Annex	12/31/02			3/31/03			
3.NJ32 -2BKennedy	12/31/02			3/31/03			
4.NJ32 -3Kennedy	12/31/02			3/31/03			
5.NJ32 -4Schaffhauser Towers	12/31/02			3/31/03			
6.Management Improvements	12/31/02			3/31/03			

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName					<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo :	
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatementforYear4 FFYGrant: PHAFY:	WorkStatementforYear5 FFYGrant: PHAFY:	
	Annual Statement					
CFPFundsListedfor 5-yearplanning						
ReplacementHousing FactorFunds						

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: __ __ FFY Grant: PHAFY:			Activities for Year: ____ FFY Grant: PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFPEstimatedCost			\$			\$

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear:___ __ FFYGrant: PHAFY:			ActivitiesforYear:___ FFYGrant: PHAFY:		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
TotalCFPEstimatedCost		\$			\$

STATEMENT OF PROGRESS IN MEETING THE
5 YEAR PLAN MISSIONS & GOALS

The Rahway Housing Authority has met or exceeded all missions and goals stated in its 5 year plan.

CHANGE TO ADMISSIONS & CONTINUED OCCUPANCY POLICY AND SECTION 8 ADMINISTRATIVE PLAN

The Rahway Housing Authority has amended its Admissions & Continued Occupancy Policy and Section 8 Administrative Plan to state that "Engaged in or engaging in or recent history of drug related criminal activity means any act within the past 6 years" (was 3 years).

The former 3 year restriction will apply if the potential resident has completed a formal and approved rehabilitation program and can validate his/hers successful completion of the above program.