

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

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# Housing Authority of the City of Bayonne

## PHA Plan

5 Year Plan for Fiscal Years 2003 - 2007  
Annual Plan for Fiscal Year 2003

April 15, 2003  
nj012v01.doc

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**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the City of Bayonne

**PHA Number:** NJ39-012

**PHA Fiscal Year Beginning:** 07/01/2003

**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**  
**PHA FISCAL YEARS 2002 - 2006**

[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- 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: (state mission here)

The mission of the Housing Authority of the City of Bayonne is to provide decent housing and safe, suitable living environments for economically impeded persons, disabled persons, and senior citizens without discrimination, and to provide homeownership opportunities when available.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:  
*Quantifiable Measure:* Not less than 50 vouchers will be applied for over the 5 five years to increase the supply of assisted housing.  
*Status:* BHA's application for additional rental vouchers filed in FFY 2001 was declined. BHA has evaluated the voucher application requirements and determined that vouchers will not be awarded based on previous denials. Because of current office space constraints, BHA cannot properly staff for the administration of additional vouchers. BHA will apply for additional vouchers when adequate office space and administrative staff is procured.

- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing  
Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)

*Quantifiable Measure:* Improve public housing and Section 8 unit inspection by developing and implementing a standardized, computerized inspection protocol within the next 24 months.

*Status:* BHA has developed and is utilizing a computerized, hand-held device for Section 8 inspections. Public Housing inspections are conducted every 6 months. BHA revised its Public Housing inspection sheets to incorporate PHAS regulations. As a result, the agency's PHAS score improved by 3 points over the prior year.

Renovate or modernize public housing units:

*Quantifiable Measure:* Major capital improvements will be made to all public housing developments not scheduled for demolition or disposition over the next five years.

*Status:* BHA's Capital Fund plan reflects plans for rehabilitation of kitchens and baths, and public areas at all public housing developments.

Demolish or dispose of obsolete public housing:

*Quantifiable Measure:* The following properties have been determined obsolete and will be demolished within the next 3 years.

407, 409 & 411 Avenue C  
19-21 East 19<sup>th</sup> Street

*Quantifiable Measure:* The following properties have been determined obsolete and will be sold within the next 3 years.

265 Broadway  
582 Avenue C  
432 Avenue C  
514 Kennedy Boulevard

*Status:* Disposition applications filed in 2001 for the above referenced projects with the exception of 19-21 East 19<sup>th</sup> Street.

Those applications were approved in 2002 and two of the properties will be on the market in within 3 months. A disposition application will be filed for 19-21 East 19<sup>th</sup> Street in 2003.

Provide replacement public housing:

Provide replacement vouchers:

*Quantifiable Measure:* As replacement housing for those units lost as a result of disposition, the Housing Authority of the City of Bayonne will apply for an additional 92 Section 8 vouchers within the next 3 years.

*Status:* BHA will apply for Section 8 replacement housing vouchers upon the approval of the demolition and disposition applications discussed above if available.

Other: (list below)

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**

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:

*Quantifiable Measure:* Continue the Community Policing Activities developed in conjunction with the Bayonne Police Department under the agency's Drug Elimination Program at a level of service at least equal to that provided in 1999.

*Status:* The Community Policing Activities developed in conjunction with the Bayonne Police Department under the

agency's Drug Elimination Program are continuing at a level of service equal to or exceeding that provided in 1999.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

③ Improve overall appearance of developments.

*Quantifiable Measure:* Within the next year the Housing Authority of the City of Bayonne will develop master plans for major site improvements at each of its public housing properties.

*Status:* Major site improvements have been incorporated in BHA's capital plan at each of its public housing properties. Site improvements are currently being implemented by the BHA's Modernization Coordinator.

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

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

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability:

*Quantifiable Measure:* Continue the Youth and Adult Educational Programs developed in partnership with the Board of Education under the agency's Drug Elimination Program at a level of service at least equal to that provided in 1999.

*Status:* BHA has continued the Youth and Adult Educational Programs developed in partnership with the Board of Education under the agency's Drug Elimination Program at a level of service at least equal to that provided in 1999.

In addition, BHA developed a pilot program in conjunction with the Board of Education for children from the La Tourette Gardens development. An after school tutor program is conducted in the local school after regular school hours. The classroom atmosphere contributes to an environment of study and learning. BHA provides snacks for the children and reimburses the Board of Education for the supervision.

Based on students' grade improvement the Safe Haven community room program was expanded in 2002 to serve 75 to 100 children a

day at three school locations. Program supervisors are hired by the Board of Education and are required to meet the qualifications of substitute teacher status in the State of New Jersey. Program supervisors include several qualified BHA residents.

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

*Quantifiable Measure:* Continue insure elderly resident access to needed supportive services by continuing to utilize the cooperative referral procedure established by the agency and the City's Office on Aging.

*Status:* BHA has met and exceeded this goal by partnering with City and State service providers, to procure a grant for congregate housing at Back-Bay Gardens. The grant provides for assisting 25 frail elderly residents through an "age in place program" which provides meals, laundry, light housekeeping and errand services. This trial program is successful and BHA has applied to provide this service at other locations. In 2002, the State of New Jersey allowed the program to expand to Constable Hook to assist 20 additional residents.

- Other: (list below)

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

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

**Other PHA Goals and Objectives: (list below)**

**1. Increase homeownership opportunities for moderate income families**

Objectives:

- ③ Provide homeownership opportunities to qualified moderate-income families by developing affordable homes using non-federal funds.

*Quantifiable Measure:* Using its Affordable Housing Development Fund, the Housing Authority of the City of Bayonne will develop

twelve duplex homes over the next 5 years and sell them to qualified middle income families.

*Status:* BHA completed and accomplished it's second Homeownership Program in five years. The BHA Redevelopment arm will now begin the redevelopment of 407, 409 & 411 Avenue C as part of its homeonwership program.



**Annual PHA Plan  
PHA Fiscal Year 2001**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

## Table of Contents

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### Annual Plan

Progress Statements have been added to BHA's outlined goals and objectives.

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### 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 file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Attachment A:** Admissions Policy for Deconcentration  
*A hard copy of the Admissions and Occupancy Policy is available at the BHA Management Office for review.*
- Attachment B:** FY 2003 Capital Fund Program Annual Statement

#### Optional Attachments:

- Attachment C:** FY 2003 Capital Fund Program 5 Year Action Plan
- Attachment D:** Performance and Evaluation Reports FFY 1999, 2002
- Attachment E:** Voluntary Conversion Initial Assessment
- Attachment F:** Summary of Pet Policy
- Attachment G:** Statement of Resident Membership of PHA Governing Board
- Attachment H:** List of Members of Resident Advisory Board
- Attachment I:** Summary of Resident Comments
- Attachment J:** BHA Organizational Chart
- Other (List below, providing each attachment name)

## 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
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	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 housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Administrative Plan	
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	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
	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 HOPE VI applications or, if more recent, approved or submitted HOPE VI 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 homeownership 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
	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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,827	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	1,692	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	2,722	5	5	N/A	N/A	5	N/A
Elderly	4,263	5	5	N/A	N/A	5	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White	12,172	5	5	N/A	N/A	5	N/A
Black	792	5	5	N/A	N/A	5	N/A
Hispanic	1,321	5	5	N/A	N/A	5	N/A

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 - City of Bayonne  
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing - <i>the following are verified estimates.</i>			
<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	700		90
Extremely low income <=30% AMI	233	33%	
Very low income (>30% but <=50% AMI)	240	34%	
Low income (>50% but <80% AMI)	227	48%	
Families with children	334	20%	
Elderly families	141	19%	
Families with Disabilities	Not available	Not available	
White	176	25%	
Black	164	23%	
Hispanic	217	31%	
Native American/Asian	2	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	234	33%	40
2 BR	248	35%	30
3 BR	86	12%	20
4 BR	5	4%	4
5 BR			

Housing Needs of Families on the Waiting List			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing - <i>the following are verified estimates.</i>			
<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	550		20
Extremely low income <=30% AMI	350	64%	
Very low income (>30% but <=50% AMI)	150	27%	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	450	82%	
Elderly families	50	9%	
Families with Disabilities	50	9%	
White	208	38%	
Black	104	19%	
Hispanic	238	43%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR			
2 BR			



Housing Needs of Families on the Waiting List			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- 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)
  - ③ Leveraging existing housing resources other than public housing or Section 8 tenant-based assistance to promote affordable housing.

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

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

Select all that apply

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

**Reasons for Selecting Strategies**

The factors listed below influenced the Authority's selection of the strategies it will pursue:

- ③ Funding constraints
- ③ Limited availability of sites for assisted housing
- ③ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ③ Influence of the housing market on PHA programs

**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 vouchers 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 vouchers 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: (list below)

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	\$3,986,860	
b) Public Housing Capital Fund	3,294,170	
a) HOPE VI Revitalization		
b) HOPE VI Demolition		
c) Annual Contributions for Section 8 Tenant-Based Assistance	1,710,934	
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
e) Resident Opportunity and Self-Sufficiency Grants		
f) Community Development Block Grant		
g) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FFY 2000 Capital Fund	805,635	Modernization
FFY 2001 Capital Fund	3,294,170	Modernization
<b>3. Public Housing Dwelling Rental Income</b>		
Dwelling Rents	3,815,250	Public Hsg. Operations
Excess Utilities	60,000	Public Hsg. Operations
<b>4. Other income (list below)</b>		
Interest	300,000	Public Hsg. Operations
Laundry/Tenant Charges/ Portable Fees	110,000	Public Hsg. Operations
<b>4. Non-federal sources (list below)</b>		
Reimbursements (Related Parties)	1,000,000	Public Hsg. Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>Total resources</b>	\$18,377,019	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **3 months**
- Other: (describe)
- ③ Eligibility is not verified more than 90 days before placement.

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)
- ③ Screening of criminal or drug-related activity at the Local and State level is mandatory.
- ③ Screening of criminal or drug-related activity at the Local and State level, rental history and housekeeping are optional.

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)

③ The Authority will maintain separate waiting lists for its family developments and its elderly developments. The Authority also maintains separate waiting lists for Back Bay Gardens and Bridgeview Manor, two non-public housing developments, which it manages.

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

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

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

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

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 transfers take precedence over new admissions? (list below)

- Emergencies *Immediate*
- Overhoused *Transferred if unit is inappropriate*
- Underhoused *Transferred if unit is inappropriate*
- Medical justification *Transferred if unit is inappropriate*
- Administrative reasons determined by the PHA (e.g., to permit modernization work) *Immediate*
- 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 and veterans' families
- 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 box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

**1** Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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** Bayonne resident with one or more federal preference
  - 4** Non-Bayonne Resident with one or more federal preference
  - 5** Bayonne resident with any federal preferences
  - 6** Non-Bayonne resident without any federal preferences

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)
- ③ Occupancy Handbook

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

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

**(6) Deconcentration and Income Mixing**

**Component 3, (6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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

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

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

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

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

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

Other (list policies and developments targeted below)

The Authority will annually determine the average income for each family development. The family development average incomes will then determine the average Authority-wide family income. A comparison of each family development’s average income with the Authority-wide family average income will be conducted. Within each development, incomes will be averaged by building and compared to the average development income.

A \$5,000 deviation of a development’s income above or below the authority-wide average will indicate an income concentration problem within a development. A \$5,000

deviation of average building income above or below the development average income will indicate an income concentration problem within a building.

Income deconcentration will be achieved by applying, but not being limited to, one or all of the following provisions:

1. The Authority will transfer requested family(s) with higher or lower incomes from another development/building to stabilize the average income of that development/building.
2. The Authority will fill the next vacant unit in that development/building with a family from the waiting list whose income will stabilize the average income of that development/building. The Authority may skip a family on the waiting list specifically to reach another family with a lower or higher income that meets the requirements to stabilize the effected development/building.

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:

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: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
    - ③ *Mandatory*
      - Criminal or Drug-related activity at the Local and State level
    - ③ *Optional*
      - Criminal or Drug-related activity at the Federal level
      - Rental history
      - Housekeeping
- 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)
    - ③ The Authority shares information about each applicant with prospective landlords. The Authority certifies to the landlord that the applicant qualifies and has been screened by the Authority and found to be acceptable for participation in the program. The landlord is notified as to what steps have been taken to qualify and screen the applicant, but specific findings are not shared with the landlord.

**(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:

- ③ Failure of an apartment selected by the applicant to pass the Authority's Unit Inspection.
- ③ Medical or health problems of the applicant or his/her immediate family member.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

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

*I* Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

### **(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices  
 Other (list below)  
③ The Authority has no special-purpose section 8 programs and does not anticipate establishing any such programs.

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)



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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

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

- For household heads  
 For other family members  
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
  - ③ None

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 None

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)
- 95<sup>th</sup> 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)
  - ③ Not Applicable

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)
- ③ Any time the family experiences a change in income or family composition that results in an adjustment to the rent.

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

## **(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
- ③ City of Bayonne Rent Control Board Comparables

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is included as **Attachment L**.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,331	94
Section 8 Vouchers	251	20
Section 8 Certificates	105	
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)		
NJ12-1 Pamrapo Gardens	112	
NJ12-2 Bergen Point Gardens	108	
NJ12-3 Centerville Gardens	108	
NJ12-4 LaTourette Gardens	162	
NJ12-5 Kill Van Kull Gardens	130	
NJ12-6B Eastside Gardens	65	
NJ12-9 Scattered Sites	86	
NJ12-11 Interfaith Housing	44	

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  - ③ Personnel Policy
  - ③ Maintenance Plan.
  - ③ Procurement Policy
- (2) Section 8 Management: (list below)
  - ③ Administrative Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment B**.

-or-

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

#### **(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 C**.

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

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

If yes, list developments or activities below:



## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: <i>Scattered Sites</i>
1b. Development (project) number: <i>NJ12-9</i>
2. Activity type: Demolition <input type="checkbox"/>  Disposition <input checked="" type="checkbox"/> 265 Broadway 432 Avenue C 582 Avenue C 514 Kennedy Boulevard
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <i>Spring 2003</i>
5. Number of units affected: <i>54</i>
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: <i>Spring 2003</i> b. Projected end date of activity: <i>2003</i>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>Scattered Sites</i> 1b. Development (project) number: <i>NJ12-9</i>
2. Activity type: Demolition <input type="checkbox"/> 19-21 East 19 <sup>th</sup> Street Disposition <input checked="" 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: <i>May 2003</i>
5. Number of units affected: <i>12</i>
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: <i>May, 2003</i> b. Projected end date of activity: <i>October, 2003</i>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <i>Interfaith Housing</i> 1b. Development (project) number: <i>NJ12-11</i>
2. Activity type: Demolition <input type="checkbox"/>  Disposition <input checked="" type="checkbox"/> 407 Avenue C 409 Avenue C 411 Avenue C
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <i>Spring 2003</i>
5. Number of units affected: <i>26</i>
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: <i>Spring 2003</i> b. Projected end date of activity: <i>October, 2003</i>

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

[24 CFR Part 903.7 9 (i)]

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

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

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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Constable Hook
1b. Development (project) number:	NJ12-7
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Fall 2003
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	176
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Back Bay Gardens
1b. Development (project) number:	NJ12-8
2. Designation type:	

Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>Fall 2003</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 252 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Pamrapo Annex - 30 East 50 <sup>th</sup> Street 1b. Development (project) number: NJ12-6A
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>Fall 2003</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 56 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development - Building at 30 East 50 <sup>th</sup> Street <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

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

2. Activity Description

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

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

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

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

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <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 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

- Client referrals

- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)
  - ③ The Authority coordinates efforts with the Office on Aging, the CAP Agency (Bayonne Economic Opportunity Foundation), the Board of Health and the Hudson County Protective Services for the Elderly.

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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



Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
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 plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

- ③ All of the Authority's developments are equally effected by the levels of crime described above.

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

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

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

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

- ③ All of the Authority's developments will be affected by these activities.

**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)

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

- ③ All of the Authority's developments will be affected by these coordination activities.

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2001 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? The grant has been discontinued.
- Yes  No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes  No: This PHDEP Plan is no longer being received by BHA. **The grant has been eliminated. All funds from previous year grants have been obligated and expended.**

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (File name)
  - Provided below: **Please See Attachment I.**
  
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  
  - Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

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: *City of Bayonne, New Jersey, and County of Hudson, New Jersey*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

**D. Other Information Required by HUD**

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

## Attachments

**Attachment A:** Admissions and Occupancy Policy

**Attachment B:** CF Annual Statement

**Attachment C:** CF 5-Year Action Plan

**Attachment D:** Performance and Evaluation Reports FFY 1999-2002

**Attachment E:** Voluntary Conversion Initial Assessments

**Attachment F:** Summary of Pet Policy

**Attachment G:** Statement of Resident Membership of PHA Governing Board

**Attachment H:** List of Members of Resident Advisory Board

**Attachment I:** Summary of Resident Comments

**Attachment J:** BHA Organizational Chart



## **Attachment A**

**The Admissions and Occupancy Policy is available as a required attachment to the PHA Plan.**

**Attachment B**  
**Capital Fund Annual Statement**

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Bayonne	<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39PO1250102 Replacement Housing Factor Grant:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised #1	Obligated	Expended
1	Total non CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$655,500			
4	1410 Administration	\$71,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$247,740			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,174,930			
11	1465.1 Dwelling Equipment -- Non-expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$125,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency	\$20,000			
21	Amount of Annual Grant (Sum of lines 2-19)	\$3,294,170			
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs	\$600,000			
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Bayonne		Capital Fund Program Grant No: Replacement Housing Factor Grant No:			2003			
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	
<b>Administration</b>	Technical Salaries	1410.0		\$48,000				
	Employee Benefits	1410.0		\$16,000				
	Sundry Costs	1410.0		\$2,000				
	Legal	1410.0		\$5,000				
				\$71,000				
<b>Management Improvements</b>	<b>Staff Training-Computer Proficiency</b>							
	Intro for Novices	1408.0		\$3,000				
	Basic Programs	1408.0		\$11,000				
	Specialized Programs	1408.0		\$5,000				
	<b>Staff Training-Time Management</b>	1408.0		\$5,000				
	<b>Staff Training-Customer Service</b>	1408.0		\$6,000				
	<b>Maintenance Training</b>							
	Estimating /Scheduling	1408.0		\$3,500				
	Staff Management	1408.0		\$3,500				
	Computer Proficiency	1408.0		\$3,500				
	<b>Resident Initiatives</b>							
	Agency Resident Initiatives	1408.0		\$10,000				
	Tenant Concil Training	1408.0		\$5,000				
	<b>Resident Security Program</b>							
	Community Policing Initiative - Drug Elimination/Education Programs	1408.0		\$400,000				
	Community Policing Initiative - Security	1408.0		\$200,000				
					\$655,500			

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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	<b>Fleet Replacement &amp; Acquisition</b>	1475.0		\$75,000				
	<b>Office Equipment</b>							
	Computer Hardware	1475.0		\$25,000				
	Office Equipment	1475.0		\$25,000				
				\$50,000				
	<b>A &amp; E Fees and Costs</b>							
	CGP Planning Consultant	1430.0		\$16,100				
	Mod Coordinator	1430.0		\$100,000				
	CGP Related Planning Costs	1430.0		\$900				
				\$117,000				
	<b>PHYSICAL IMPROVEMENT COSTS</b>							
	<b>NJ12-3 Centerville Gardens</b>							
	<b>Building Envelope Repairs</b>							
	Replace Roof Shingles	1460.0	100%	\$180,000				
	A & E Services	1430.0	100%	\$10,800				
				\$190,800				
	<b>NJ12-4 LaTourette Gardens</b>							
	<b>Public Areas</b>							
	Upgrade Laundry Room Finishes	1460.0	100%	\$7,500				
				\$7,500				

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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
<b>NJ12-6B Eastside Gardens</b>	<b>Public Areas</b>							
	Elevator Upgrades	1460.0	100%	\$100,000				
	Replace Lobby & Corridor Finishes	1460.0	100%	\$40,000				
	A & E Services	1430.0	100%	\$8,400				
				\$148,400				
<b>NJ12-8 Back Bay Gardens</b>	<b>Dwelling Units</b>							
	Replace Kitchens	1460.0	100%	\$425,000				
	Replace Bathrooms	1460.0	100%	\$1,134,000				
	A & E Services	1430.0	100%	\$93,540				
				\$1,800,940				
<b>NJ12-9 Scattered Sites</b>	<b>Comprehensive Modernization</b>							
	29-31 East 17th Street Comp Mod	1460.0	100%	\$288,430				
	A&E Services	1430.0	100%	\$18,000				
				\$306,430				
	Contingency	1502.0		\$20,000				

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

<b>PHA Name:</b> Housing Authority of the City of Bayonne		<b>Grant Type and Number:</b> Capital Fund Program No: NJ39PO1250101 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised #1	Actual	Original	Revised #1	Actual	
NJ12-3 Centerville Gardens	Mar-05			Sep-06			
NJ12-4 LaTourette Gardens	Mar-05			Sep-06			
NJ12-6B Eastside Gardens	Mar-05			Sep-06			
NJ12-8 Back Bay Gardens	Mar-05			Sep-06			
NJ12-9 Scattered Sites	Mar-05			Sep-06			
Authority-Wide Programs	Mar-05			Sep-06			





**Attachment C**  
**Capital Fund Five-year Action Plan**



## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name: Housing Authority of the City of Bayonne			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
Administration		\$71,000	\$71,000	\$71,000	\$71,000
Management Improvements		\$765,000	\$765,000	\$765,000	\$765,000
Resident Initiatives		\$15,000	\$15,000	\$15,000	\$15,000
Fees		\$239,448	\$209,949	\$246,576	\$255,400
NJ12-1 Pamrapo Gardens				\$165,200	\$200,000
NJ12-2 Bergen Point Gardens		\$160,000	\$270,000		\$260,000
NJ12-3 Centerville Gardens				\$764,400	\$280,000
NJ12-4 LaTourette Gardens		\$323,500	\$226,800	\$405,000	\$200,000
NJ12-5 Kill Van Kull Gardens			\$254,000	\$741,000	\$420,000
NJ12-6A Pamrapo Gardens Annex		\$468,350	\$55,750	\$84,000	
NJ12-6B Eastside Gardens		\$571,500	\$572,000		\$100,000
NJ12-7 Constable Hook Village		\$171,750	\$298,800		
NJ12-7A Kill Van Kull Gardens Annex		\$95,250	\$199,008		
NJ12-8 Back Bay Gardens		\$228,750	\$336,800		
NJ12-9 Scattered Sites		\$175,000			
Agency-Wide Capital Improvements		\$9,622	\$20,063	\$36,994	\$727,770
CFP Funds Listed for 5-year planning		\$3,294,170	\$3,294,170	\$3,294,170	\$3,294,170
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year : 3 FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See Annual Statement	NJ12-2 Bergen Point Gardens	<b>Site Improvements</b>		NJ12-2 Bergen Point Gardens	<b>Building Envelope Repairs</b>	
		Site Improvements	\$160,000		Replace Windows	\$270,000
		A & E Services	\$9,600		A & E Services	\$16,200
	NJ12-4 LaTourette Gardens	<b>Site Improvements</b>		NJ12-4 LaTourette Gardens	<b>Electrical Device Replacement</b>	
		Site Improvements	\$266,800		Replace Electrical Fixtures, Outlets, Switches	\$226,800
		<b>Building Envelope Repairs</b>			A & E Services	\$13,608
	NJ12-5 Kill Van Kull Gardens	Scrape, Paint, Caulk Steel Lin	\$56,700	NJ12-5 Kill Van Kull Gardens	<b>Building Envelope Repairs</b>	
		A & E Services	\$3,402		Replace Windows	\$254,000
					A & E Services	\$15,240
	NJ12-6A Pamrapo Gardens Annex	<b>Site Improvements</b>		NJ12-6A Pamrapo Gardens Annex	<b>Building Envelope Repairs</b>	
		Site Improvements	\$75,000		Point Brickwork	\$45,000
		<b>Dwelling Units</b>			Stucco Finish Base of Building	\$10,000
0-BR Reconfiguration to 1-BR		\$320,000	Scrape and Paint Elevator Bul		\$750	
Kitchen Replacement		\$33,600	A & E Services		\$3,345	
A & E Services		\$21,216				
<b>Security Upgrades</b>						
Electronic Security System	\$39,750					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year : 3 FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See Annual	<b>NJ12-6B Eastside Gardens</b>	<b>Site Improvements</b> Site Improvements \$175,000 <i>A &amp; E Services</i> \$10,500 <b>Building Envelope Repairs</b> Replace Windows \$132,000 <i>A &amp; E Services</i> \$7,920 <b>Dwelling Units</b> Replace Apt. Entry Doors/Fran \$49,500 <i>A &amp; E Services-Kitchens&amp;Bat</i> \$34,320 <b>Mechanical/Electrical Systems</b> Water Booster Pumps \$50,000 Upgrade Electrical Service \$165,000 <i>A &amp; E Services</i> \$12,900		<b>NJ12-6B Eastside Gardens</b>	<b>Dwelling Units</b> Replace & Reconfigure Kitch Bathrooms \$272,000 \$300,000	
	<b>NJ12-7 Constable Hook Village</b>	<b>Dwelling Units</b> Replace Apartment Entry Door \$132,000 <i>A &amp; E Services</i> \$7,920 <b>Security Upgrades</b> Electronic Security System \$39,750		<b>NJ12-7 Constable Hook Village</b>	<b>Building Envelope Repairs</b> Ground Floor Exterior \$70,000 Replace Patio Doors \$140,800 <i>A &amp; E Services</i> \$12,648 <b>Electrical Device Replacement</b> Replace Apt. Electrical Panel \$88,000 <i>A &amp; E Services</i> \$5,280	
	<b>NJ12-7A Kill Van Kull Gardens Annex</b>	<b>Dwelling Units</b> Replace Apt. Entry Doors/Fran \$55,500 <i>A &amp; E Services</i> \$3,330 <b>Security Upgrades</b> Electronic Security System \$39,750		<b>NJ12-7A Kill Van Kull Gardens Annex</b>	<b>Site Improvements</b> Site Improvements \$70,000 <i>A &amp; E Services</i> \$4,200 <b>Building Envelope Repairs</b> Ground Floor Exterior \$30,000 Replace Patio Doors \$56,800 <i>A &amp; E Services</i> \$5,208 <b>Electrical Device Replacement</b> Replace Apt. Electrical Panel \$37,000 <i>A &amp; E Services</i> \$2,220	

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year : 3 FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See Annual	<b>NJ12-8 Back Bay Gardens</b>	<b>Dwelling Units</b> Replace Apt. Entry Doors/Fran <i>A &amp; E Services</i> <b>Security Upgrades</b> Electronic Security System	 \$189,000 \$11,340  \$39,750	<b>NJ12-8 Back Bay Gardens</b>	<b>Building Envelope Repairs</b> Replace Patio Doors <i>A &amp; E Services</i> <b>Public Areas</b> Replace VCT Floor Tile Paint Walls & Ceiling Upgrade Corridor Lighting <i>A &amp; E Services</i>	 \$200,800 \$12,048  \$60,000 \$28,000 \$48,000 \$8,160
	<b>NJ12-9 Scattered Sites</b>	<b>Comprehensive Modernization</b> 29-31 East 17th Street	\$175,000			

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year : 3 FFY Grant: 2005 PHA FY: 2005			
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs	
See Annual Statement	<b>Management Improvements / Resident Initiatives</b>	<b>Staff Training</b>	\$30,000	<b>Management Improvements / Resident Initiatives</b>	<b>Staff Training</b>	\$30,000	
		<b>Maintenance Training</b>				<b>Maintenance Training</b>	
		Estimating /Scheduling	\$3,500			Estimating /Scheduling	\$3,500
		Staff Management	\$3,500			Staff Management	\$3,500
		Computer Proficiency	\$3,000			Computer Proficiency	\$3,000
		<b>Resident Initiatives</b>				<b>Resident Initiatives</b>	
		Agency Resident Initiatives	\$10,000			Agency Resident Initiatives	\$10,000
		Tenant Concil Training	\$5,000			Tenant Concil Training	\$5,000
		<b>Community Policing Initiative</b>				<b>Community Policing Initiative</b>	
		Drug Elimination/Education	\$400,000			Drug Elimination/Education	\$400,000
		Security	\$200,000			Security	\$200,000
		<b>Fleet Replacement/Acquisit</b>	\$75,000			<b>Fleet Replacement/Acquisition</b>	\$75,000
		Office Equipment	\$25,000			Office Equipment	\$25,000
		Office Computer Equipment	\$25,000			Office Computer Equipment	\$25,000
		<b>Administration</b>				<b>Administration</b>	
	Technical Salaries	\$48,000		Technical Salaries	\$48,000		
	Employee Benefits	\$16,000		Employee Benefits	\$16,000		
	Sundry Costs	\$2,000		Sundry Costs	\$2,000		
	Legal	\$5,000		Legal	\$5,000		
	<b>A &amp; E Fees and Planning Costs</b>			<b>A &amp; E Fees and Planning Costs</b>			
	CGP Planning Consultant	\$16,100		CGP Planning Consultant	\$16,100		
	Mod Coordinator	\$100,000		Mod Coordinator	\$100,000		
	CGP Related Planning Costs	\$900		CGP Related Planning Costs	\$900		
	Contingency	\$9,622		Contingency	\$20,063		

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

Activities for Year : 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year : 5 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
NJ12-1 Pamrapo Gardens	<b>Electrical Device Replacement</b>		NJ12-1 Pamrapo Gardens	<b>Mechanical/Electrical</b>	
	Replace Electrical Fixtures, Outlets, Switches	\$165,200		Steam Riser & Return Replcm	\$200,000
	A & E Services	\$9,912		A & E Services	\$16,000
NJ12-3 Centerville Gardens	<b>Site Improvements</b>		NJ12-2 Bergen Point Gardens	<b>Mechanical/Electrical</b>	
	Site Improvements	\$93,200		Steam Riser & Return Replcm	\$200,000
	Perimiter Fence	\$250,000		A & E Services	\$16,000
	A & E Services	\$20,592	Replace Sewer Laterals	\$60,000	
	<b>Building Envelope Repairs</b>		A & E Services	\$4,800	
	Replace Windows	\$270,000			
NJ12-3 Centerville Gardens	<b>Electrical Device Replacement</b>		NJ12-3 Centerville Gardens	<b>Mechanical/Electrical</b>	
	Replace Electrical Fixtures, Outlets, Switches	\$151,200		Steam Riser & Return Replcm	\$200,000
	A & E Services	\$9,072		A & E Services	\$16,000
NJ12-4 LaTourette Gardens	<b>Building Envelope Repairs</b>		NJ12-4 LaTourette Gardens	<b>Mechanical/Electrical</b>	
	Replace Windows	\$405,000		Steam Riser & Return Replcm	\$200,000
	A & E Services	\$24,300		A & E Services	\$16,000



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

Activities for Year : 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year : 5 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
NJ12-5 Kill Van Kull Gardens	<b>Dwelling Units</b>		NJ12-5 Kill Van Kull Gardens	<b>Dwelling Units</b>	
	Kitchen Replacement	\$360,000		Kitchen Replacement	\$420,000
	A&E Services	\$21,600		A&E Services	\$25,200
	<b>Electrical Device Replacement</b>				
	Replace Electrical Fixtures, Outlets, Switches	\$250,000			
	A & E Services	\$15,000			
	<b>Public Areas</b>				
	Demolition/Upgrade Basement	\$125,000			
	Upgrade Laundry Room Finish	\$6,000			
	A & E Services	\$7,860			
NJ12-6A Pamrapo Gardens Annex	<b>Public Areas</b>		NJ12-6B Eastside Gardens	<b>Mechanical/Electrical</b>	
	Lobby & Corridor Finishes	\$8,400		Replace Sewer Laterals	\$100,000
	Paint Lobby & Corridors	\$7,000		A & E Services	\$8,000
	Repl. Accoustical Ceiling	\$56,000			
	Lobby & Corridor Lighting	\$12,600		<b>Agency-Wide Capital Improvements</b>	
	A & E Services	\$5,040		33 Work Stations / Conf.Rms	\$500,000
				A & E Services - New Office	\$30,000
		Computer Software & Hardware	\$175,000		

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

Activities for Year : 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year : 5 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
<b>Management Improvements / Resident Initiatives</b>	<b>Staff Training</b>	\$30,000	<b>Management Improvements / Resident Initiatives</b>	<b>Staff Training</b>	\$30,000
	<b>Maintenance Training</b>			<b>Maintenance Training</b>	
	Estimating /Scheduling	\$3,500		Estimating /Scheduling	\$3,500
	Staff Management	\$3,500		Staff Management	\$3,500
	Computer Proficiency	\$3,000		Computer Proficiency	\$3,000
	<b>Resident Initiatives</b>			<b>Resident Initiatives</b>	
	Agency Resident Initiatives	\$10,000		Agency Resident Initiatives	\$10,000
	Tenant Concil Training	\$5,000		Tenant Concil Training	\$5,000
	<b>Community Policing Initiative</b>			<b>Community Policing Initiative</b>	
	Drug Elimination/Education	\$400,000		Drug Elimination/Education	\$400,000
	Security	\$200,000		Security	\$200,000
	<b>Fleet Replacement/Acquisiti</b>	\$75,000		<b>Fleet Replacement/Acquisiti</b>	\$75,000
	Office Equipment	\$25,000		Office Equipment	\$25,000
Office Computer Equipment	\$25,000	Office Computer Equipment	\$25,000		
<b>Administration</b>		<b>Administration</b>			
Technical Salaries	\$48,000	Technical Salaries	\$48,000		
Employee Benefits	\$16,000	Employee Benefits	\$16,000		
Sundry Costs	\$2,000	Sundry Costs	\$2,000		
Legal	\$5,000	Legal	\$5,000		
<b>A &amp; E Fees and Planning Costs</b>		<b>A &amp; E Fees and Planning Costs</b>			
CGP Planning Consultant	\$16,100	CGP Planning Consultant	\$16,100		
Mod Coordinator	\$100,000	Mod Coordinator	\$100,000		
CGP Related Planning Costs	\$900	CGP Related Planning Costs	\$900		
Contingency	\$36,994	Contingency	\$52,770		

# **Attachment D**

## **Performance and Evaluation Reports FFY 1999 - 2002**



# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Housing Authority of the City of Bayonne			<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39PO1250102 Replacement Housing Factor Grant:			<b>Federal FY of Grant:</b> 2002	
<b>Original Annual Statement</b>		<b>Reserve for DisastersEmergencies</b>		<b>Revised Annual Statement (revision no: )</b>			
<b>X Performance and Evaluation Report for Period Ending:12/31/02</b>			<b>Final Performance and Evaluation Report</b>				
<b>Line</b>	<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		
<b>No.</b>			<b>Original</b>	<b>Revised #1</b>	<b>Obligated</b>	<b>Expended</b>	
1	Total non CFP Funds						
2	1406	Operations					
3	1408	Management Improvements Soft Costs	\$340,000				
4	1410	Administration	\$71,000				
5	1411	Audit					
6	1415	Liquidated Damages					
7	1430	Fees and Costs	\$182,860				
8	1440	Site Acquisition					
9	1450	Site Improvement	\$1,008,200				
10	1460	Dwelling Structures	\$1,391,100				
11	1465.1	Dwelling Equipment -- Non-expendable					
12	1470	Nondwelling Structures					
13	1475	Nondwelling Equipment	\$110,000				
14	1485	Demolition					
15	1490	Replacement Reserve					
16	1492	Moving to Work Demonstration					
17	1495.1	Relocation Costs	\$25,000				
18	1499	Development Activities					
19	1501	Collateralization Expenses or Debt Service					
20	1502	Contingency	\$166,010				
21	Amount of Annual Grant (Sum of lines 2-19)		\$3,294,170				
22	Amount of line 20 Related to LBP Activities						
23	Amount of line 20 Related to Section 504 Compliance						
24	Amount of line 20 Related to Security - Soft Costs		\$300,000				
25	Amount of line 20 Related to Security - Hard Costs						
26	Amount of line 20 Related to Energy Conservation Measures						

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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
<b>Administration</b>	Technical Salaries	1410.0		\$48,000		\$0	\$0	
	Employee Benefits	1410.0		\$16,000		\$0	\$0	
	Sundry Costs	1410.0		\$2,000		\$0	\$0	
	Legal	1410.0		\$5,000		\$0	\$0	
				\$71,000		\$0	\$0	
<b>Management Improvements</b>	<b>Staff Training-Computer Proficiency</b>							
	Intro for Novices	1408.0		\$2,000		\$0	\$0	
	Basic Programs	1408.0		\$8,000		\$0	\$0	
	Specialized Programs	1408.0		\$2,000		\$0	\$0	
	<b>Staff Training-Time Management</b>	1408.0		\$3,000		\$0	\$0	
	<b>Staff Training-Customer Service</b>	1408.0		\$4,000		\$0	\$0	
	<b>Maintenance Training</b>							
	Estimating /Scheduling	1408.0		\$2,000		\$0	\$0	
	Staff Management	1408.0		\$2,000		\$0	\$0	
	Computer Proficiency	1408.0		\$2,000		\$0	\$0	
	<b>Resident Initiatives</b>							
	Agency Resident Initiatives	1408.0		\$10,000		\$0	\$0	
	Tenant Concil Training	1408.0		\$5,000		\$0	\$0	
	<b>Resident Security Program</b>							
	Community Policing Initiative - Drug Elimination/Education Programs	1408.0		\$200,000		\$0	\$0	
	Community Policing Initiative - Security	1408.0		\$100,000		\$0	\$0	
					\$340,000		\$0	\$0

# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
	<b>Fleet Replacement &amp; Acquisition</b>	1475.0		\$60,000		\$0	\$0	
	<b>Office Equipment</b>							
	Computer Hardware	1475.0		\$25,000		\$0	\$0	
	Office Equipment	1475.0		\$25,000		\$0	\$0	
				\$50,000		\$0	\$0	
<b>A &amp; E Fees and Costs</b>								
	CGP Planning Consultant	1430.0		\$16,100		\$0	\$0	
	Mod Coordinator	1430.0		\$45,000		\$0	\$0	
	CGP Related Planning Costs	1430.0		\$900		\$0	\$0	
				\$62,000		\$0	\$0	
	<b>PHYSICAL IMPROVEMENT COSTS</b>							
	<b>NJ12-1 Pamrapo Gardens</b>							
	<b>Site Improvements</b>							
	Reconfigure & Upgrade Parking Lots, Site	1450.0	100%	\$250,000		\$0	\$0	
	A & E Services	1430.0	100%	\$15,000		\$0	\$0	
	<b>Building Envelope Repairs</b>							
	Point Damaged Brick	1460.0	100%	\$150,000		\$0	\$0	
	Stucco Finish Base of Buildings	1460.0	100%	\$116,000		\$0	\$0	
	A & E Services	1430.0	100%	\$21,280		\$0	\$0	
				\$552,280		\$0	\$0	
	<b>NJ12-4 LaTourette Gardens</b>							
	<b>Site Improvements</b>							
	Site, Sidewalks, Parking	1450.0	80%	\$633,200		\$0	\$0	
	A & E Services	1430.0	100%	\$47,700		\$0	\$0	
				\$680,900		\$0	\$0	

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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
<b>NJ12-5 Kill Van Kull Gardens</b>	<b>Site Improvements</b>							
	Site, Sidewalks, Parking	1450.0	100%	\$100,000		\$0	\$0	
	A & E Services	1430.0	100%	\$2,400		\$0	\$0	
				\$102,400		\$0	\$0	
<b>NJ12-6A Pamrapo Gardens Annex</b>	<b>Site Improvements</b>							
	Site, Sidewalks, Parking	1450.0	100%	\$25,000		\$0	\$0	
	A & E Services	1430.0	100%	\$1,500		\$0	\$0	
	<b>Public Areas</b>							
	Elevator Upgrades	1460.0	100%	\$25,000		\$0	\$0	
A & E Services	1430.0	100%	\$1,500		\$0	\$0		
				\$53,000		\$0	\$0	
<b>NJ12-6B Eastside Gardens</b>	<b>Public Areas</b>							
	Stair Tower Upgrades							
	A & E Services	1430.0	100%	\$2,400		\$0	\$0	
				\$2,400		\$0	\$0	
<b>NJ12-8 Back Bay Gardens</b>	<b>Building Envelope Repairs</b>							
	Window Replacement	1460.0	100%	\$250,000		\$0	\$0	
	A & E Services	1430.0	100%	\$15,000		\$0	\$0	
				\$265,000		\$0	\$0	



# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
<b>NJ12-9 Scattered Sites</b>	<b>Comprehensive Modernization</b>							
	29-31 East 17th Street Comp Mod	1460.0	100%	\$224,050		\$0	\$0	
	29-31 East 17th Street Roof Replacement	1460.0	100%	\$80,000		\$0	\$0	
	521 Kennedy Boulevard	1460.0	100%	\$176,000		\$0	\$0	
	A&E Services	1430.0	100%	\$14,080		\$0	\$0	
				\$494,130		\$0	\$0	
<b>Authority-Wide Unit Turnover Modernization Program</b>								
	<b>Family LR at NJ12-1, 2, 3, 4</b>							
	Install closet doors, replace interior doors, refinish hardwood floors, patch and paint							
	45 Units/Year @ \$4500/unit	1460.0	100%	\$202,500		\$0	\$0	
	<b>Family HR at NJ12-5, 6B</b>							
	Install closet doors, replace interior doors, replace VCT floors, patch and paint							
	16 Units/Year @ \$4500/unit	1460.0	100%	\$72,000		\$0	\$0	
	<b>Senior HR at NJ12-6A, 7, 7A, 8</b>							
	Install closet doors, carpet floors, patch and paint walls							
	39Units/Year @ \$2450/unit	1460.0	100%	\$95,550		\$0	\$0	
				\$370,050		\$0	\$0	
	Relocation - NJ12-9 Scattered Sites	1495.0		\$25,000		\$0	\$0	
	Contingency	1502.0		\$166,010		\$0	\$0	

# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part III: Implementation Schedule

<b>PHA Name:</b> Housing Authority of the City of Bayonne		<b>Grant Type and Number:</b> Capital Fund Program No: NJ39PO125010 Replacement Housing Factor No: 1				<b>Federal FY of Grant:</b> 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised #1	Actual	Original	Revised #1	Actual	
<b>NJ12-1 Pamrapo Gardens</b>	Mar-04			Sep-05			
<b>NJ12-4 LaTourette Gardens</b>	Mar-04			Sep-05			
<b>NJ12-5 Kill Van Kull Gardens</b>	Mar-04			Sep-05			
<b>NJ12-6A Pamrapo Gardens Annex</b>	Mar-04			Sep-05			
<b>NJ12-6B Eastside Gardens</b>	Mar-04			Sep-05			
<b>NJ12-8 Back Bay Gardens</b>	Mar-04			Sep-05			
<b>NJ12-9 Scattered Sites</b>	Mar-04			Sep-05			
<b>Authority-Wide Programs</b>	Mar-04			Sep-05			

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b>				<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>	
Housing Authority of the City of Bayonne		Capital Fund Program Grant:		NJ39PO1250101		2001	
		Replacement Housing Factor Grant:					
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: 2 )</b>			
<b>Performance and Evaluation Report for Period Ending:12/31/02 X</b>				<b>Final Performance and Evaluation Report</b>			
<b>Line</b>	<b>Summary by Development Account</b>			<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
<b>No.</b>				<b>Original(rev 1)</b>	<b>Revised #2</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non CFP Funds						
2	1406	Operations					
3	1408	Management Improvements Soft Costs		\$264,893	\$325,000	\$72,174	\$72,174
4	1410	Administration		\$81,900	\$100,300	\$23,400	\$9,546
5	1411	Audit					
6	1415	Liquidated Damages					
7	1430	Fees and Costs		\$259,032	\$269,258	\$107,243	\$55,020
8	1440	Site Acquisition					
9	1450	Site Improvement					
10	1460	Dwelling Structures		\$2,688,345	\$2,599,612	\$2,285,718	\$903,155
11	1465.1	Dwelling Equipment -- Non-expendable					
12	1470	Nondwelling Structures					
13	1475	Nondwelling Equipment					
14	1485	Demolition					
15	1490	Replacement Reserve					
16	1492	Moving to Work Demonstration					
17	1495.1	Relocation Costs					
18	1499	Development Activities					
19	1501	Collateralization Expenses or Debt Service					
20	1502	Contingency					
21	Amount of Annual Grant (Sum of lines 2-19)			\$3,294,170	\$3,294,170	\$2,488,535	\$1,039,895
22	Amount of line 20 Related to LBP Activities						
23	Amount of line 20 Related to Section 504 Compliance						
24	Amount of line 20 Related to Security - Soft Costs			\$174,893	\$200,000		
25	Amount of line 20 Related to Security - Hard Costs						
26	Amount of line 20 Related to Energy Conservation Measures						

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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: NJPO1250101 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	
<b>Administration</b>	Technical Salaries	1410.0		\$48,000	\$48,000	\$0	\$0	on-going
	Emplyee Benefits	1410.0		\$16,000	\$16,000	\$0	\$0	
	CF Independent Audit	1410.0		\$10,000	\$10,000	\$0	\$0	
	Sundry Costs	1410.0		\$2,900	\$2,900	\$0	\$0	
	Legal	1410.0		\$5,000	\$23,400	\$23,400	\$9,546	
				\$81,900	\$100,300	\$23,400	\$9,546	
<b>Management Improvements</b>	<b>Staff Training-Computer Proficiency</b>							
	Intro for Novices	1408.0		\$0	\$0	\$0	\$0	
	Basic Programs	1408.0		\$0	\$0	\$0	\$0	
	Specialized Programs	1408.0		\$0	\$0	\$0	\$0	
	<b>Staff Training-Time Management</b>	1408.0		\$0	\$0	\$0	\$0	
	<b>Staff Training-Customer Service</b>	1408.0		\$0	\$0	\$0	\$0	
	<b>Maintenance Training</b>							
	Estimating /Scheduling	1408.0		\$0	\$0	\$0	\$0	
	Staff Management	1408.0		\$0	\$0	\$0	\$0	
	Computer Proficiency	1408.0		\$0	\$0	\$0	\$0	
	<b>Computer Equipment</b>							
	Computer Software	1408.0		\$35,000	\$75,000	\$49,507	\$49,507	
	Computer Hardware	1408.0		\$0	\$50,000	\$22,667	\$22,667	
	<b>Community Policing Initiative</b>	1408.0		\$174,893	\$200,000	\$0	\$0	
	<b>Fleet Replacement</b>	1408.0		\$40,000	\$0	\$0	\$0	
				\$249,893	\$325,000	\$72,174	\$72,174	

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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: NJPO1250101 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	
<b>Resident Initiatives</b>	Agency Resident Initiatives	1408.0		\$10,000	\$0	\$0	\$0	
	Resident Council Training	1408.0		\$5,000	\$0	\$0	\$0	
				\$15,000	\$0	\$0	\$0	
<b>Fees</b>	PHA Planning Consultant	1430.0		\$10,917	\$10,917	\$10,917	\$10,917	complete
	Mod Coordinator	1430.0		\$45,000	\$45,000	\$11,651	\$0	complete
	Master Plan for Authority-Wide Site Improvement	1430.0		\$72,000	\$93,091	\$0	\$0	on-going
	A&E Services	1430.0		\$55,870	\$55,870	\$49,995	\$22,655	on-going
	A&E Services Lead Base Paint Inspections	1430.0		\$5,000	\$6,780	\$6,780	\$5,039	on-going
		1430.0		\$0	\$27,900	\$27,900	\$16,409	on-going
				\$188,787	\$239,558	\$107,243	\$55,020	
<b>NJ12-1 Pamrapo Gardens</b>	Replace Windows	1460.0	100%	\$170,124	\$170,124	\$170,124	\$170,124	complete
	site work	1460.0	100%	\$0	\$260,195	\$260,195	\$132,525	on-going
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$69,464	\$69,464	\$69,464	\$69,464	complete
				\$239,588	\$499,783	\$499,783	\$372,113	
<b>NJ12-2 Bergen Point Gardens</b>	Replace lighting fixtures, outlets, switches	1460.0	100%	\$100,000	\$0	\$0	\$0	
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$66,444	\$66,444	\$66,444	\$66,444	complete
				\$166,444	\$66,444	\$66,444	\$66,444	
<b>NJ12-3 Centerville Gardens</b>	Reconfigure & Replace Kitchens	1460.0	100%	\$0	\$0	\$0	\$0	
	Replace Bathrooms	1460.0	100%	\$0	\$0	\$0	\$0	
	A&E Services	1430.0	100%	\$11,985	\$0	\$0	\$0	
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$66,444	\$66,444	\$66,444	\$66,444	complete
				\$78,429	\$66,444	\$66,444	\$66,444	

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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: NJPO1250101 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	
<b>NJ12-4 LaTourette Gardens</b>	Repair Damaged Brick on Bldg Envelope	1460.0	100%	\$72,700	\$0	\$0	\$0	on-going
	Rehab & Paint Basement Public Areas & Entries	1460.0	100%	\$99,666	\$99,666	\$99,666	\$4,356	
				\$172,366	\$99,666	\$99,666	\$4,356	
<b>NJ12-1/4</b>	kitchens/baths	1460.0	100%	\$601,934	\$606,681	\$606,681	\$0	litigation
<b>HA Wide</b>	TV Surveillance	1460.0	100%	\$409,981	\$409,981	\$409,981	\$103,588	on-going
<b>NJ12-6B Eastside Gardens</b>	Replace Lobby & Corridor Finishes	1460.0	100%	\$35,200	\$0	\$0	\$0	on-going
	Roof	1460.0	100%	\$0	\$254,500	\$254,500	\$85,950	
	Replace Accoustical Ceiling Tile	1460.0	100%	\$128,000	\$0	\$0	\$0	
	Upgrade Lobby & Corridor Lighting	1460.0	100%	\$28,800	\$0	\$0	\$0	
	Upgrade Electrical Services	1460.0	100%	\$165,000	\$0	\$0	\$0	
	A&E Services	1430.0	100%	\$28,560	\$0	\$0	\$0	
				\$385,560	\$254,500	\$254,500	\$85,950	
<b>HA Wide</b>	Lead Base Paint	1460.0	100%	\$215,422	\$100,000	\$61,106	\$0	on-going
<b>HA Wide</b>	Window Guards	1460.0	100%	\$9,981	\$9,981	\$9,981	\$6,120	on-going
<b>NJ 12-7</b>	Emergency Elevators	1460.0	100%	\$0	\$36,947	\$36,947	\$23,955	on-going
<b>NJ12-8 Back Bay Gardens</b>	Replace Apartment Electrical Panels	1460.0	100%	\$174,185	\$174,185	\$174,185	\$174,185	complete
	A&E Services	1430.0	100%	\$13,200	\$13,200	\$0	\$0	on-going
				\$187,385	\$187,385	\$174,185	\$174,185	

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

<b>PHA Name:</b> Housing Authority of the City of Bayonne		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJPO1250101 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 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	
<b>NJ12-9 Scattered Sites</b>								
	Comprehensive Modernization	1460.0	100%	\$275,000	\$275,000	\$0	\$0	none
	29-31 East 17th Street	1430.0	100%	\$16,500	\$16,500	\$0	\$0	none
	A&E Services			\$291,500	\$291,500	\$0	\$0	
<b>Agency-Wide Capital Improvements</b>								
	Relocation	1495.0		\$0	\$0	\$0	\$0	
	Contingency	1502.0		\$0	\$0	\$0	\$0	

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

<b>PHA Name:</b> Housing Authority of the City of Bayonne		<b>Grant Type and Number:</b> Capital Fund Program No: NJ39PO125010 1				<b>Federal FY of Grant:</b> 2001	
		<b>Replacement Housing Factor No:</b>					
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised #1	Actual	Original	Revised #1	Actual	
<b>NJ12-1 Pamrapo Gardens</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-2 Bergen Point Gardens</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-3 Centerville Gardens</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-4 LaTourette Gardens</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-5 Kill Van Kull Gardens</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-6A Pamrapo Gardens Annex</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-6B Eastside Gardens</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-7 Constable Hook Village</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-7A Kill Van Kull Gardens Annex</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-8 Back Bay Gardens</b>	Mar-03	Mar-03		Sep-04	Sep-04		
<b>NJ12-9 Scattered Sites</b>	Mar-03	Mar-03		Sep-04	Sep-04		



# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b>				<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>	
Housing Authority of the City of Bayonne		Capital Fund Program Grant No:		NJ39PO1250100		2000	
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:2			
				)			
<b>Performance and Evaluation Report for Period Ending: 12/31/02</b>				<b>Final Performance and Evaluation Report</b>			
<b>Line</b>	<b>Summary by Development Account</b>			<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
<b>No.</b>				<b>Original(REV #1)</b>	<b>Revised #2</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non CFP Funds						
2	1406	Operations					
3	1408	Management Improvements		\$112,312	\$112,312	\$112,312	\$112,312
4	1410	Administration		\$22,200	\$22,200	\$22,200	\$22,200
5	1411	Audit					
6	1415	Liquidated Damages					
7	1430	Fees and Costs		\$174,570	\$174,570	\$174,570	\$160,963
8	1440	Site Acquisition					
9	1450	Site Improvement					
10	1460	Dwelling Structures		\$2,911,741	\$2,911,741	\$2,911,741	\$2,294,846
11	1465.1	Dwelling Equipment -- Non-expendable					
12	1470	Nondwelling Structures					
13	1475	Nondwelling Equipment					
14	1485	Demolition					
15	1490	Replacement Reserve					
16	1492	Moving to Work Demonstration					
17	1495.1	Relocation Costs					
18	1499	Development Activities					
19	1501	Collateralization Expenses or Debt Service					
20	1502	Contingency					
21	Amount of Annual Grant (Sum of lines 2-19)			\$3,220,823	\$3,220,823	\$3,220,823	\$2,590,321
22	Amount of line 20 Related to LBP Activities						
23	Amount of line 20 Related to Section 504 Compliance						
24	Amount of line 20 Related to Security - Soft Costs						
25	Amount of line 20 Related to Security - Hard Costs						
26	Amount of line 20 Related to Energy Conservation Measures						



# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: NJ39PO1250100 Replacement Housing Factor Grant No:		Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
<b>Administration</b>	Technical Salaries	1410.0	\$0				complete
	Employee Benefits	1410.0	\$0				
	CF Independent Audit	1410.0	\$0				
	Sundry Costs	1410.0	\$0				
	Legal	1410.0	\$22,200	\$22,200	\$22,200	\$22,200	
			\$22,200	\$22,200	\$22,200	\$22,200	
<b>Management Improvements</b>							
	<b>Staff Training-Computer Proficiency</b>						
	Intro for Novices	1408.0	\$0	\$0	\$0	\$0	complete
	Basic Programs	1408.0	\$12,312	\$12,312	\$12,312	\$12,312	
	Specialized Programs	1408.0	\$0	\$0	\$0	\$0	
	<b>Staff Training-Time Management</b>	1408.0	\$0	\$0	\$0	\$0	
	<b>Staff Training-Customer Service</b>	1408.0	\$0	\$0	\$0	\$0	
	<b>Maintenance Training</b>						
	Estimating /Scheduling	1408.0	\$0	\$0	\$0	\$0	
	Staff Management	1408.0	\$0	\$0	\$0	\$0	
	Computer Proficiency	1408.0	\$0	\$0	\$0	\$0	
	<b>Resident Initiatives</b>						
	Agency Resident Initiatives	1408.0	\$0	\$0	\$0	\$0	
	Tenant Council Training	1408.0	\$0	\$0	\$0	\$0	
	<b>Resident Security Program</b>						
	Community Policing Initiative	1408.0	\$100,000	\$100,000	\$100,000	\$100,000	complete
	<b>Fleet Replacement</b>	1408.0	\$0	\$0	\$0	\$0	
			\$112,312	\$112,312	\$112,312	\$112,312	

# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: NJ39PO1250100 Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
<b>Fees</b>	HA WIDE A/E FEES	1430.0	\$68,173	\$70,106	\$70,106	\$56,499	on-going
	Mod Coordinator	1430.0	\$77,642	\$75,709	\$75,709	\$75,709	complete
	Lead Base paint	1430.0	\$4,755	\$4,755	\$4,755	\$4,755	complete
			\$150,570	\$150,570	\$150,570	\$136,963	
<b>NJ12-1 Pamrapo Gardens</b>	<b>Site Improvements</b>						
	Install Additional Landscaping	1450.0	\$0	\$0	\$0	\$0	
	Reconfigure Building Entry Terraces	1450.0	\$0	\$0	\$0	\$0	
	Install Fencing to Secure Indefensible Spaces	1450.0	\$0	\$0	\$0	\$0	
	Construct Dumpster Enclosures	1450.0	\$0	\$0	\$0	\$0	
	Repair and Paint Retaining Walls	1450.0	\$0	\$0	\$0	\$0	
			\$0	\$0	\$0	\$0	
<b>NJ12-1 Pamrapo Gardens</b>	<b>Building Envelope</b>						
<b>NJ12-4 LaTourette Gardens</b>	Roof Replacements	1460.0	\$1,224,674	\$1,227,564	\$1,227,564	\$1,227,564	complete
			\$1,224,674	\$1,227,564	\$1,227,564	\$1,227,564	
<b>NJ12-1 Pamrapo Gardens</b>	<b>Dwelling Units</b>						
<b>NJ12-4 LaTourette Gardens</b>	Replace Kitchens	1460.0	\$601,805	\$623,490	\$623,490	\$76,775	litigation
	Building Entries	1460.0	\$239,000	\$239,000	\$239,000	\$239,000	complete
			\$840,805	\$862,490	\$862,490	\$315,775	
<b>NJ12-6A Pamrapo Gardens Annex</b>	<b>Site Improvements</b>						
	Replace Portions of Retaining Walls with concrete Keystone Blocks	1450.0	\$0	\$0	\$0	\$0	
			\$0	\$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

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: NJ39PO1250100 Replacement Housing Factor Grant No:		Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
<b>NJ12-7 Constable Hook Village</b>							
<b>Site Improvements</b>							
	Regrade Lawns to Eliminate Erosion	1450.0	\$0	\$0	\$0	\$0	
	Resod Lawns	1450.0	\$0	\$0	\$0	\$0	
	Install Additional Trees in Front Terrace	1450.0	\$0	\$0	\$0	\$0	
			\$0	\$0	\$0	\$0	
<b>NJ12-7 Constable Hook Village</b>							
<b>NJ12-7A</b>							
<b>Building Envelope</b>							
	Exterior Brick Work	1460.0	\$90,660	\$90,660	\$90,660	\$90,660	complete
			\$90,660	\$90,660	\$90,660	\$90,660	
<b>NJ12-8 Back Bay Gardens</b>							
<b>Site Improvements</b>							
	Parking Lots	1460.0	\$27,275	\$0	\$0	\$0	
			\$27,275	\$0	\$0	\$0	
<b>Master Plan for Authority-Wide Site Improvements</b>							
	Develop an Authority-Wide Master Plan to	1430.0	\$0	\$0	\$0	\$0	
			\$0	\$0	\$0	\$0	
<b>Authority-Wide</b>							
	Inspections	1430.0	\$24,000	\$24,000	\$24,000	\$24,000	complete
			\$24,000	\$24,000	\$24,000	\$24,000	
<b>Authority-Wide Unit Turnover Modernization Program</b>							
<b>Family LR at NJ12-1, 2, 3, 4</b>							
	Install closet doors, replace interior doors, refinish	1460.0	\$508,550	\$508,550	\$508,550	\$508,550	complete
	hardwood floors, patch and paint		\$508,550	\$508,550	\$508,550	\$508,550	
	Window Guards	1460.0	\$28,611	\$28,611	\$28,611	\$24,014	on-going
			\$28,611	\$28,611	\$28,611	\$24,014	

# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
<b>NJ12-9 Scattered Sites</b>  <b>AUTHORITY-WIDE Relocation</b>  <b>Contingency</b>	Lead Based Paint	1460.0	\$128,585	\$131,285	\$131,285	\$65,702	on-going
			\$128,585	\$131,285	\$131,285	\$65,702	
	Flooring	1460.0	\$62,581	\$62,581	\$62,581	\$62,581	complete
			\$62,581	\$62,581	\$62,581	\$62,581	
	Demolish 3 Buildings 407, 409, 411 Avenue C	1485.0	\$0	\$0			
			\$0	\$0	\$0	\$0	
	Relocation	1495.0	\$0	\$0	\$0	\$0	
			\$0	\$0	\$0	\$0	
	Contingency	1502.0	\$0	\$0	\$0	\$0	
			\$0	\$0	\$0	\$0	

# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Bayonne		Grant Type and Number: Capital Fund Program No: NJ39PO125010 Replacement Housing Factor No: 0			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised #1	Actual	Original	Revised #1	Actual	
NJ12-1 Pamrapo Gardens	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-2 Bergen Point Gardens	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-3 Centerville Gardens	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-4 LaTourette Gardens	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-5 Kill Van Kull Gardens	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-6A Pamrapo Gardens Annex	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-6B Eastside Gardens	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-7 Constable Hook Village	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-7A Kill Van Kull Gardens Annex	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-8 Back Bay Gardens	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		
NJ12-9 Scattered Sites	Mar-02	Mar-02	Mar-02	Sep-03	Sep-03		

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

PHA Name: Bayonne Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P01270899 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 12/31/02  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				
2	1406 Operations				
3	1408 Management Improvements	3,620	3,620	3,620	3,620
4	1410 Administration	0	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	81,075	81,075	81,075	65,768
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,312,528	3,312,528	3,312,528	3,307,660
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	11,540	11,540	11,540	11,540
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,408,763	3,408,763	3,408,763	3,388,588
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: Bayonne Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P01270899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Devel 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	
HA-WIDE	SECURITY	1408		0	0	0	0	
HA-WIDE	SOFTWARE	1408		3,620	3,620	3,620	3,620	
HA-WIDE	ADMINISTRATION	1410		0	0	0	0	
HA-WIDE	INSPECTIONS	1430		20,796	20,796	20,796	20,796	
HA-WIDE	CGP PLANNING	1430		0	0	0	0	
HA-WIDE	A/E-ROOF	1430		14,159	14,149	14,149	14,139	
12-8	A/E-ROOF	1430		4,883	4,883	4,883	4,883	
12-4	A-E-KITCHENS/BATHS	1430		11,557	11,557	11,557	8,981	
HA-WIDE	A/E-WINDOW GUARDS	1430		6,161	6,161	6,161	6,161	
HA-WIDE	A\E-PATIO DOORS	1430		17,553	17,553	17,553	6,373	
HA-WIDE	A/E-SURVEILLANCE SYSTEM	1430		5,900	5,910	5,910	4,435	
12-6A&7	A/E-ROOF	1430		66	66	66	0	
HA-WIDE	TRASH COMPACTORS	1460		718,450	718,450	718,450	718,450	
HA-WIDE	INTERIOR WORK	1460		100,036	100,036	100,036	100,036	
12-2	ENTRANCE PLAZAS	1460		139,900	139,900	139,900	139,900	
HA-WIDE	COMPUTER HARDWARE	1475		11,540	11,540	11,540	11,540	
12-2	KITCHENS/BATHS	1460		769,431	769,431	769,431	769,431	
12-4	WATER HEATERS	1460		0	0	0	0	
12-4	KITCHENS/BATHS	1460		139,374	139,374	139,374	139,374	
12-5	ELECTRICAL UPGRADE	1460		122,630	122,630	122,630	122,630	
12-8	ROOF	1460		179,200	179,200	179,200	179,200	
12-1/4	WATER HEATERS	1460		17,479	17,479	17,479	17,479	
12-1/4	STEAM LINES	1460		33,402	33,402	33,402	33,402	
12-1/4	BASEMENT UPGRADES	1460		941,010	941,010	941,010	941,010	
HA-WIDE	LEAD BASE PAINT	1460		151,616	151,616	151,616	146,748	

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

PHA Name: Bayonne Housing Authority	<b>Grant Type and Number</b> Capital Fund Program No: NJ39P01270899 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 1999
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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	
NJ12-1			12/00		6/03		
NJ12-2			12/00		6/03		
NJ12-3			12/00		6/03		
NJ12-4			12/00		6/03		
NJ12-5			12/00		6/03		
NJ12-6A			12/00		6/03		
NJ12-6B			12/00		6/03		
NJ12-7			12/00		6/03		
NJ12-7A			12/00		6/03		
NJ12-8			12/00		6/03		
NJ12-9			12/00		6/03		
NJ12-11			12/00		6/03		
Authority-Wide			12/00		6/03		

## **Attachment E**

### **Voluntary Conversion Initial Assessments**

The Bayonne Housing Authority's Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments, covers the family complexes including: NJ12-1, 2, 3, 4, 5, 6b, 9 and 11. Developments not assessed because of Senior/disabled status are NJ12-6a, 7, 7a, and 8.

It is felt by the Authority that the conversion of public housing stock would not be cost effective. Through the Capital Fund and its predecessors, the Authority has expended and obligated large amounts of funds which not only strengthened the infrastructure of these complexes, but also was able to address the aesthetics, which have resulted in the completed properties becoming more integrated into the surrounding neighborhoods, rather than standing out. In effect, to sell these properties after the large investment that has been made for their improvement, would be fiscally unsound practice that may not be recouped in the sale process.

While public housing was originally conceived as transitional housing, this has not been the case. The Bayonne Housing Authority has had families of up to four generations, including an original tenant, who has known no other residency except for public housing. This systemic condition has kept some families from seeking housing outside of the developments. This, coupled with a market housing shortage in the community along with increasing rents as a result of a new and expanded mass transportation system, would constitute conversion not being beneficial to the current residents of the Bayonne Housing Authority.

As was previously mentioned, market rate rentals are becoming increasingly difficult for residents to secure. Unfortunately, the FMR for Bayonne is not accurately reflected in the area FMR that HUD calculates as included in this area are severely economically and physically depressed areas of Jersey City. With it being a struggle for current Section 8 applicants to find appropriate apartments and the belief that most of the resident would desire to stay in the immediate area, a flood of Section 8 availability would force the limited affordable housing in the community beyond the critical mass, which would force converted public housing residents to find apartments elsewhere, thus eliminating one of the benefits of the "Housing Choice Voucher", namely the choice.

# **Attachment F**

## **Summary of Pet Policy**

The Pet Policy developed by The Housing Authority of the City of Bayonne was developed to ensure that residents who desire pets are responsible pet owners and that pets on the premises do not inconvenience neighboring residents and do not harm or damage BHA property. In addition, the policy is intended to ensure that pets are properly cared for and to ensure decent safe, sanitary living conditions for existing and future residents, and to preserve the physical condition of BHA's housing stock.

Pets currently owned by senior citizen and handicapped BHA residents, who were previously issued pet permits by the Authority, will be issued a new pet permit, provided that owners meet the criteria of the new pet policy.

A pet application must be filed at BHA's administrative office by the head of household and/or the pet owner, if a resident of the household and over the age of 18. In filing the application, the pet must be photographed and cats and dogs must be weighed. The applicant must be listed on the most recent lease agreement and cannot be in arrears in rent. The applicant must file a Certificate of Municipal Registration of the pet. The resident must sign a statement that he/she is responsible for any damages caused by the pet. The name, address and phone number of the attending veterinarian must be submitted. The applicant must also agree that the permit can be revoked after two warnings for failure to follow the pet policy. One animal per household is permitted with the exception of fish or turtles. Finally, the permit is valid for one year and must be renewed annually. At the time of renewal, residents must provide certification from the veterinarian that the pet is in good health and has had proper inoculations.

At the time a pet permit is issued, residents must pay a \$300 security deposit to own a dog, cat, or other domestic animal, as further defined in the policy, and which must be approved by the Executive Director. A \$50 security deposit is required for a birdcage or fish tank. Security deposits are not part of rent payable by residents. Rather, security deposits will be used for any damages noted during the resident's vacate inspection. Any unused portion of the security deposit will be refunded within 30 days of the resident vacating the apartment. If a pet is removed from the residence or dies, the security deposit cannot be redeemed until the unit is vacated. In addition, any damages caused by a pet inside an apartment or to any BHA property, including shrubbery, walls, windows and rugs will be billed to the pet owner and repaired by the management.

Residents are required to follow a specific pet management plan, which is defined in the pet policy. It requires that pets are neutered and prohibits pregnant pets being introduced into dwelling units. Should a pet be uncontrolled, noisy or a nuisance, the pet may be removed at the discretion of the Executive Director. Pet waste must be cleaned and discarded immediately including proper litter boxes, bird cages, and fish tanks. Apartments must be clean and odor free at all times and units may be inspected, with 30-minute notice, during working hours. All dogs must be kept on a leash when outside of the residents' unit. Cats must be confined to the unit and must be carried in a box or cage to leave the premises.

A pet permit can be revoked and the pet removed if a resident does not comply with the rules and regulations of the policy. Further, a pet can be removed for any of these reasons: if not properly cared for, is not properly controlled, has caused damage, has injured any person, is noisy, repeatedly defecates in the apartment or common area or grounds, it's license expires, it dies, or if it's presence causes documented medical conditions of tenants in the unit.

This policy has been incorporated into the lease and a grievance hearing may be requested to resolve any disputes with the Housing Authority.

## **Attachment G**

### **Statement of Resident Membership of PHA Governing Board**

The Bayonne Housing Authority currently does not have a tenant representative on the Board of Commissioners. However, an appointment is currently pending. The appointing entity, the Mayor of the City of Bayonne, has been notified of HUD requirements to include a resident on the Board of Commissioners. As the statute has changed his ability to appoint, he has had to revise his search methodology, which has resulted in the current process to include a resident member.

Please note that under New Jersey statute, the Bayonne Housing Authority is a receiving agency and has no control in the appointment process. Thus the Bayonne Housing Authority cannot be held responsible for any delay in this process.

# Attachment H

## List of Members of Resident Advisory Board

<u>Resident Name</u>	<u>Development Represented</u>
Alicia Taylor-Salters	LaTourette Gardens
Lee Mayday	Constable Hook Village
Gurtha Anderson	Kill Van Kull Gardens
Ann Marie Carbone	Pamrapo Annex
Vernall Washington	Centerville Gardens
Position Vacant	Kill Van Kull Annex
Amanda Ross	Eastside Gardens
Rose Santiago	Bergen Point Gardens
Gladys Stevens	Back Bay Gardens

# **Attachment I**

## **Summary of Resident Comments**

Bayonne Housing Authority has taken all of the resident comments under advisement. Many of the needs mentioned above have been addressed in the Capital Fund Plan and are scheduled for construction in the next 5 years.

### **NJ12-2 Bergen Point Gardens**

Rose Santiago

President, Bergen Point Gardens

1. New apartment windows.
2. Paint Halls.
3. Landscaping, tree trimming, exterior lighting, sidewalk repair

### **NJ12-3 Centerville Gardens**

Vernell Washington

Tenant Council President

January 29, 2003

1. Paint rails in hallways.
2. Door mats on the steps are coming off.
3. Stronger enforcement of rules regarding cleaning hallways, children playing in hallways, improper materials in the incinerator, and residents leaving bikes and carriages in hallways.

### **NJ12-5 Kill Van Kull Gardens**

Flora Smith

Jessie Borders

Mrs. Garland

January 31, 2003

1. Grab bars in bathtubs.
2. Better enforcement of pet policy - especially eliminate dogs and enforce cleanup after pets.
3. Play area for children.
4. Replace kitchen cabinets.
5. New dryers in the laundry room.
6. Better pest control in apartments.

### **NJ12-6A Pamrapo Gardens Annex**

7. Replace sink, countertop and stove in community room kitchen.
8. Replace interior windows in the community room to provide ventilation.
9. New windows in all apartments.
10. Replace trees on 50<sup>th</sup> Street.
11. Cable antenna screen for community room.
12. Canopy over front door fills with water.
13. No-Parking sign at the handicap ramp on 50<sup>th</sup> Street.
14. Ashtray in front of building doors.
15. Window in back door.

### **NJ12-7 Constable Hook**

Lee Maday, President

January 31, 2003

1. Clean halls and stairwells.
2. Repair and paint patios.
3. New mailboxes.
4. Patrol halls and grounds several times per day.
5. Railings in the halls.
6. Screens on hall windows.
7. Entry and exit doors do not always lock even though locks are set.
8. Clean elevator windows.
9. Do not turn on fans in elevators in freezing weather.
10. Outside benches are uncomfortable.
11. Provide an additional washer in laundry room.
12. New bingo machine in the community room.

### **NJ12--7A Kill Van Kull Gardens**

January 31, 2003

1. Increase elevator size.
2. Repair community room
3. Playground for children



4. Paint stairs and rails.
5. Kitchen cabinet replacement.
6. Paint common area walls, replace floor finishes.
7. Enforce pet policy and eliminate dogs.
8. Provide additional washing machines.

**NJ12-8 Back Bay Gardens**

January 27, 2003

Audrey Hathaway

1. Repair the ice machine.
2. Bulletin board in lobby.
3. Cleaning in laundry room.
4. Air condition the office.
5. Better orientation for new residents on cleaning issues and trash room etiquette.
6. Keys for back door.
7. New bingo and speaker system.

# Attachment J

## BHA Organizational Chart

### Bayonne Housing Authority

