

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

Housing Authority of the City of Newark PHA Plan (V.1)

5 Year Plan for Fiscal Years 2004 - 2009

Annual Plan for Fiscal Year 2004-2005

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Newark

PHA Number: NJ2

PHA Fiscal Year Beginning: 04/2004

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 2004 - 2009
[24 CFR Part 903.5]

A. Mission

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

Provide safe, decent and affordable housing by improving existing housing stock and developing new units through public/private partnerships and innovative financing mechanisms.

Promote the economic self-sufficiency of its residents through resident empowerment, job training and homeownership.

B. Goals

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

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

1. Operational Based Goals

- *Reduce our operating deficit to zero in the next three years.*
- *Continue energy savings program .*

2. Revenue /Expense Based Goal.

- *Reduce expenditures through attrition, early retirement program etc.*
- *Monitor rental integrity through third party verification of tenant's domestic income during certification and re-certification.*

3. Resident Based Goals

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

4. Neighborhood Based Goals

- *Complete the Stella Wright HOPE VI Revitalization plan by 2006.*
- *Promote the revitalization of the Central Ward.*

3. Property Based Goals

- *Build 1513 new/replacement housing units in the next five years.*
- *Modernize/re-design our low-rise family properties to upgrade housing portfolio.*
- *Continue with our Designated Housing Plan to best benefit the needs of elderly and disabled residents.*
- *Improve security and maintenance at existing properties.*

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

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 84
 - Improve voucher management: (SEMAP score) 75
 - Increase customer satisfaction and resident input.
 - Concentrate on efforts to improve specific management functions:
 1. Improve occupancy rate and vacancy turn-around time.
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:

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

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

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

Annual PHA Plan
PHA Fiscal Year 2004-2005
 [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.

A. PHA PERFORMANCE BENCHMARK:

The NHA PHAS score for FY2003 is 84. This coming year, we intend to improve on this score and bring it to 90.

	POINTS	MAXIMUM
Physical	19	30
Financial	28	30
Management	29	30
Resident	8	10
TOTAL	84	100

B. OCCUPANCY RATE:

Our average occupancy rate for 2003 and the current fiscal year to date is 97%. For fiscal year 2005, the NHA will continue to maintain a 97% occupancy level..

C. MANAGEMENT STRUCTURE:

Mr. Harold Lucas, former HUD Assistant Secretary for Public and Indian Housing assumed the Executive Director position at the NHA in July of 2002. As Executive Director of the NHA in the mid-nineties, Mr. Lucas was instrumental in the demolition of all of our non-viable high-rise family units and the rebuilding of nearly 1,500 new townhouse units. Under his direction, the Authority expects to achieve further leaps into improvement of our housing stock and development of new housing programs and homeownership opportunities for residents.

Under the Executive Director, the management of the Authority is divided in the two main Divisions, the Operations Division which is responsible for the main property management of Public Housing units and Section 8 program administration; and the Finance and Budgets Division, which is responsible for fiscal, accounting, human resources, IT, planning and risk management functions.

D. HOUSING NEEDS ASSESSMENT:

The City of Newark has approximately 100,000 housing units, of which, 34,000 are rental units. 7,620 of these rental units are public housing stock operated by the NHA. The City of Newark's Consolidated Plan indicates that the jurisdiction has over 56,000 families below the average median income (AMI). Of these, 48% or 31,000 families fall below 30 percent of the AMI. In 1989, the NHA served a total of 8,491 low income families. The NHA currently serves around 13,660 low income families who receive public housing and Section 8 housing assistance. While we expect to increase our inventory of new housing units as we build new townhouses at various sites in the City, we are also aware that a third of our housing stock are older family low-rise units with undersized rooms, poor layout and design issues that could not be rectified by available capital improvement funds. The NHA is currently assessing whether or not a few of its family low-rise sites that were earlier identified for possible voluntary conversion, could be replaced in the near future with more suitable housing stock. Over the next five years, the NHA intends to build 1513 new housing units of which 1062 are replacement public housing stock. It will tap current HUD funding sources as well as leveraged funds for the HOPE VI and RHF Programs.

The Authority recently submitted a revised Replacement Housing Factor funding application (RHF) covering Fiscal Years 2003-2007. The Replacement Housing Plan, will fund 220 replacement public housing units using \$37.6 million of HUD RHF funding and \$4.7million of leveraged, non-HUD funds. The NHA is awaiting HUD's approval of this funding request.

Our current occupancy rate on our public housing stock is 97%. We expect to be maintaining this level of occupancy over the next five years at which time we will be servicing the housing needs of over 6,000 more low-income families over the 1989 (Court Case) baseline.

E. MANAGEMENT ORGANIZATION/BUSINESS PLAN:

The NHA has re-structured its organization into two functional areas as described in Section C. Department level goals and objectives list has also been developed which aligns departmental goals with the Agency goals. Most of the goals are quantifiable and are classified into three levels of priority.

F. PREVENTIVE MAINTENANCE PROGRAM:

Within the current budget constraints, the NHA intends to establish an efficient preventive maintenance program in 2004 which will ensure long-term viability of its equipment and housing stock.

G. DECONCENTRATION PLAN:

Our current resident profile at all our sites indicates average income levels below 30% of the Median Income for the jurisdiction and that there are no development sites with high incomes that need to be deconcentrated. The NHA has identified five development sites with relatively poorer average income levels where it will attempt to increase family incomes through its public housing self sufficiency program. In 2003, our FSS(Family Self Sufficiency staff) and CSS (Community and Supportive Services staff formerly under HOPE VI) was consolidated into one department due to funding constraints.

H. COMMUNITY SERVICE & SELF-SUFFICIENCY REQUIREMNT:

This un-funded requirement has been re-activated by HUD for implementation by October 31, 2003. The NHA is implementing the CSP requirement under the QHWRA guidelines to about 1500 impacted residents. Again, due to HUD funding constraints, this activity is operating under severely limited resources.

I. HOPE VI:

Stella Wright Homes: The HOPE VI Revitalization Grant for the former Stella Wright Homes area envisioned the construction of 755 units of mixed-income housing comprised of rental and home ownership units. Additionally, five (5) parks and two (2) community facilities were to be developed . However, due to leverage funding constraints, The NHA has requested HUD for a reduction in the number of units developed. This is currently under review by both the U.S. Department of Housing and Urban Development and the U.S. District Court for New Jersey.

St. James Community Partners was designated the developer for the revitalization of the former Hill Manor Apartments and Scudder Homes housing project site. Roizman Development, Inc., was designated the developer for the former Hayes Homes and Stella Wright Homes public housing sites. Construction has begun on the former Hayes Homes site which will contain a total of 206 units. One hundred seventy (170) units will be rental and thirty-y six (36) units will be for-sale housing. Construction is expected to begin on the former Hill Manor site in early 2004 and the former Stella Wright Homes site in the fall of 2004.

Walsh Homes: Walsh Homes was a 46-year old, 630-unit family development located in the North Ward of the City of Newark. The revitalization program that was started in 1995 proposed development in different segments and phases.

Walsh North: Phases I and II were completed in year 2000. However, problems with the developer First Connecticut Consulting Group (FCCG) prevented further progress. The related issues were resolved and construction work on Phases III and IV has resumed. Construction is expected to be completed in the summer of 2004.

Walsh South: Tony Gomes Construction, Inc has been selected for the construction of 75 townhouses and the re-construction of the community building for a contract price of \$ 12.5 million. The construction work is expected to commence shortly.

Kretchmer Homes: Kretchmer Homes is incorporated in our Hope VI program. As the original contractor failed to complete the Turnkey Contract of Sale, the Authority terminated the contract and assumed control of the construction work. The work resumed on the project in September of 2002 with Tony Gomes Construction Company doing the work. The work is in progress and is expected to finish by mid 2004.

J. HOMEOWNERSHIP:

Major modernization work at Mt. Pleasant Estates NJ2-51 is currently in progress and is scheduled to be completed in early 2004. Home ownership training, legal and title work for the homeownership program is ongoing and the first sale is expected to take place early 2004.

K. SECTION 8:

Our Section 8 operations have grown very rapidly in the last three years. We have increased our Section 8 utilization from 1,081 to over 4,000 vouchers leased over the last three years. We expect to continue increasing our Section 8 voucher program through continued efficient operations. Our Section 8 Homeownership Program is ongoing with 100 resident families.

L. DESIGNATED HOUSING PLAN:

In 2002, HUD approved the NHA's Designated housing plan for six elderly-only buildings. The NHA is monitoring whether there is need to designate more buildings as elderly only and a few buildings as "disabled-only" buildings.

M. FLAT RENT:

The NHA implemented its Flat Rent option, replacing the Ceiling Rents. The Flat Rents were developed from a comprehensive market rent study of available comparable rental units in the private market. All residents will have an option to chose the Flat Rent in lieu of the income-based rent at their annual re-certification process. However, out of our 7500 resident families in public housing, less than 150 are in the income range where the flat rent option would be lower than the income based rent.

The NHA will be reviewing this flat rent schedule in fiscal year 2004 as it adds flat rent options for the new townhouse developments put on line this year.

N. CAPITAL FUND:

The NHA is focusing on obligating its capital funding grants in a timely manner and concentrating on needed improvements at our elderly and family low rise inventory which are our oldest sites (40 year old). Some capital funding will also be used to improve our curb appeal and needed grounds improvement at most sites. We are also exploring the re-development and revitalization of our low-rise family portfolio through mixed-finance funding and HUD's Replacement Housing Factor Program.

The NHA will solicit RAB input on these plans.

O. FISCAL PLAN:

HUD announced a substantial cuts to the PHA operating budget funding for the coming fiscal years. The NHA will take steps to reduce the impact of the deficit through energy conservation, cost reduction, improved efficiency and revenue enhancement programs.

P. RESIDENT/PUBLIC INPUT: The NHA has on-going monthly meetings with its Resident Advisory Board (RAB). The NHA has provided support in the establishment of duly elected Tenant Associations, their registration as 501C3 non-profit organizations, training of newly elected officers, and funding support for their activities. Thirty Six Resident Presidents are members of the RAB. At the monthly RAB meetings, QHWRA related programs as well as operational activities of various areas of the NHA organization are presented by staff to the RAB for their information, comment and input. Two Public hearings on the Annual Plan were held (December 10, 2003 and January 6, 2004).

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

	<u>Page #</u>
Annual Plan	
i. Executive Summary	5
ii. Table of Contents	10
1. Housing Needs	13
2. Financial Resources	18
3. Policies on Eligibility, Selection and Admissions	21
4. Rent Determination Policies	29
5. Operations and Management Policies	33
6. Grievance Procedures	35
7. Capital Improvement Needs	36
8. Demolition and Disposition	38
9. Designation of Housing	40
10. Conversions of Public Housing	45
11. Homeownership	46
12. Community Service Programs	47
13. Crime and Safety	50
14. Pets (Inactive for January 1 PHAs)	52
15. Civil Rights Certifications (included with PHA Plan Certifications)	52
16. Resident Advisory Board Input	54
17. Asset Management	58
18. Other Information	59

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:

- Admissions Policy for Deconcentration (hard copy document)
- FY 2004 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Hard Copy Document)
- FY 2004-2008 Capital Fund Program 5 Year Action Plan

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
YES	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public Housing Deconcentration and Income Mixing Documentation: <ol style="list-style-type: none"> 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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
YES	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
YES	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
YES	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
YES	Submitted Replacement Housing Factor Application (RHF), approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NO	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
YES	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
YES	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
YES	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
YES	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NO	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
YES	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NO	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings (FY 2003)	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 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.

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

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

B. Housing Needs of Families on the Public Housing and Section 8 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 Public Housing Waiting List October 2003			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5758	100%	957
Extremely low income <=30% AMI	5287	91%	
Very low income (>30% but <=50% AMI)	406	7%	
Low income (>50% but <80% AMI)	58	1%	
Over Limit (>80% AMI)	7	1%	
Families with children	3204	55%	
Elderly families	496	9%	
Families with Disabilities	1733	30%	
Near Elderly families	325	6%	
Race/ethnicity Black	4759	83%	
Race/ethnicity white	915	16%	
Race/ethnicity other	84	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2199	38%	
2 BR	1830	31%	
3 BR	233	4%	
4 BR	108	2%	
5 BR	6	1%	
0 BR	1382	24%	

**Housing Needs of Families on the Public Housing Waiting List
October 2003**

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 15

Does the PHA expect to reopen the list in the PHA Plan year? X No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No X Yes - Disabled, Elderly and Near Elderly

SECTION 8 WAITING LIST:

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	21,617		325
Extremely low income <=30% AMI	12,876	79%	
Very low income (>30% but <=50% AMI)	2,955	18%	
Low income (>50% but <80% AMI)	433	4%	
Families with children	11,873	73%	
Elderly families	2,440	15%	
Families with Disabilities	1,952	12%	
Race/ethnicity Black	13,499	83%	
Race/ethnicity white	1,138	7%	
Race/ethnicity other	1,626	10%	
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List

Only)			
1BR	5130	32%	
2 BR	3843	24%	
3 BR	1994	12%	
4 BR	1194	7%	
5 BR	90	.5%	
0 BR	4012	25%	

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

(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.

[24 CFR Part 903.7 9 (c)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	42,763,061	<i>Public Housing Operation, Maintenance, security, tenant services.</i>
b) Public Housing Capital Fund/RHF	22,275,652	<i>Capital Improvement /Public Housing, Modernization /New Units/ program Administartion/tenant Services.</i>
c) HOPE VI Revitalization	NONE	
d) HOPE VI Demolition	NONE	
e) Annual Contributions for Section 8 Tenant-Based Assistance	47,123,170	<i>Section 8 assistance payments/Administrative expense</i>
f) Branch Brook – HAP	1,104,000	<i>Branch Brook Operational Expenses</i>
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)	NONE	
h) Resident Opportunity and Self-Sufficiency Grants	NONE	
i) Community Development Block Grant	NONE	
j) HOME	NONE	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (un obligated funds only) (list below)		
CFP/RHF –FY2002-2003	\$40,821,356	<i>Capital Improvement / Modernization Expenses/New Units</i>
HOPE VI	3,104,185	<i>HOPE VI AdministrativeExpenses/ New Units</i>
HOUSING CHOICE VOUCHER (FSS PROGRAM)	62,186	<i>FSS Program Coordinator Salary</i>

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
DEVELOPMENT GRANTS	28,182,141	<i>New Units /Development Expenses</i>
UPFRONT GRANT (HILL MANOR)	3,167,845	<i>Development Expenses, Relocation</i>
UPFRONT GRANT (BRICK TOWERS)	12,420,330	<i>Development Expenses, Relocation</i>
RESIDENT OPPORTUNITY AND SELF SUFFICIENCY GRANT (ROSS)	248,813	<i>Economic Development and Resident Supportive Services (Admin. Salaries, Computer software/hardware, training, etc.)</i>
3. Public Housing Dwelling Rental Income		
LIH	18,599,803	<i>Public Housing Operation, maintenance, security, tenant services</i>
Branch Brook Park Manor	802,560	<i>Operating Expenses Branch Brook</i>
Brick Towers	1,088,052	<i>Operating Expenses Brick Towers</i>
4. Other income (list below)		
Other Income etc		
LIH	1,815,096	<i>Operating Expense</i>
Branch Brook	322,000	<i>Operating Expense</i>
HFC	159,602	<i>Operating Expense</i>
Urban Renewal	745,749	<i>Operating Expense</i>
Sec.8 Program	59,201	<i>Operating Expense</i>
Brick Towers	6,251	<i>Operating Expense</i>
5. Non-federal sources (list below)		
WORKFIRST NJ WORKPLACE LITERACY	103,358	<i>Operating Expenses</i>
FSS- Essex County	54,000	<i>Operating Expenses</i>
Total resources	225,028,411	

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

10 mixed population sites

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? up to 3 sites for mixed population applicants
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
Mixed population site based waiting list provides 3 choices of sites per applicant.

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
This is due to the fact that over 90% of families in our waiting list are at or below 30% median area income.
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence Note: The Authority’s definition of displacement includes disaster, Govt. Action and Victims of domestic violence.
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and time.

Former Federal preferences:

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in the jurisdiction
 - 3 Those enrolled currently in educational, training, or upward mobility programs
 - 1 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)
- Within income tiers, (local preference) applicants are sorted by their ranking preference in their date and time stamped order.

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

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
NOTE: NHA ACOP already contains QHWRA income preference guidelines.
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site based waiting lists
If selected, list targeted developments below:
 - Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
 - Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 - Other :
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments
 - Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - Other : Implementation of FSS Program for public Housing residents will focus on improving income levels of families residing at the relatively “poorer” income sites:

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

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

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

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

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

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

B. Section 8

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

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

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

(3) Search Time

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

If yes, state circumstances below:

Extensions may be granted when applicant provides proof that they could not find a suitable unit. Extensions will also be approved for illnesses or hospitalization during the initial 60 days. The NHA will provide a full 120 days for applicants with disabilities.

(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

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

Other preferences (select all that apply)

- 5 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 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)
- 2 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.

Lottery for placement on list.

Preferences:

- a. Residents who live and work in the jurisdiction
- b. Households that contribute to meeting income requirements (targeting)
- c. Involuntary displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- d. Victims of domestic violence
- e. Working families and those unable to work because of age or disability
- f. Homelessness

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

--or--

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No **Note: Ceiling Rents have been replaced by the NHA Flat Rent Option**

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

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

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

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

f. Rent re-determinations:

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

- Never

- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other :

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

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

1. **Administration and Property Management**
2. **Finance and Budget**

Each Division is headed by an Assistant Executive Director who report directly to the Executive Director. In addition to the two Assistant Executive Directors, five other departments with a total head count of 41 report directly to Executive Director. The Executive Director provides top level direction, and two Assistant Executive Directors provides day to day coordination and delegation of tasks to the various Departments of the Agency.

Administration and Property Management

This function represents the current operating business of the Authority, which is the efficient management and rent-up of its ACC housing inventory. The Asset Management Division is responsible for maintenance and long term viability of the Authority’s unit inventory. Concurrent with its responsibility to rent up all its apartment units, this function is also responsible for providing resident services and security to the tenant population it serves. Aside from managing its ACC low-income housing inventory, the Authority also administers the Section 8 voucher program which has recently doubled to over 5000 vouchers. Asset Management Division has 7 departments with 892 budgeted positions.

Finance and Budget

This Division provides logistical support to the operating departments of the Agency. It ensures that HUD Grants compliance, procurement of materials and services, personnel, accounting and budgeting activities are efficiently provided to the operating departments. The agency’s Information Technology Department as well as Human Resources Department is also under the Assistant Executive Director of this division. There are eight departments under this division with 102 approved staff positions.

Attached chart shows the organizational structure for the Agency.

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	7600	1000
Section 8 Vouchers	4236	250
Section 8 Certificates	246	25
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		
*Welfare to work	752	20
*Family Unification	100	10
*SRO	50	15
*Mainstream	75	5
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

- (2) Section 8 Management:
 - Section 8 Administrative Plan
 - Housing Quality Standards

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

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

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other Section 8 Office at 500 Broad St., 1st Flr. Newark NJ 07102

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

Component 7 parts 1,2 & 3 are included in this template as Tables (Page 62).

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here) Note: CFP action Plan is incorporated in Tables at end of this Template.(Page 66)

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

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

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

1. Development name: WALSH HOMES HOPE VI

2. Development (project) number: NJ2-11

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

1. Development name: STELLA WRIGHT HOPE VI

2. Development (project) number: NJ2-15

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

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

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

The NHA plans to have a Stella Wright HOPE VI developer partner in place at the start of FY2003 to initiate the multi-phased construction of 755 units of replacement townhouses.

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

If yes, list developments or activities below.

A review of five low-rise family developments is being conducted for either voluntary conversion or revitalization under mixed-financing programs that will integrate these sites into the community.

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: Hayes Homes HOPE VI 1b. Development (project) number: NJ2-12
1. Activity type: Demolition <input type="checkbox"/> 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: <u>(27/02/96)</u>
5. Number of units affected: Site is vacant.
6. Coverage of action (select one) <input checked="" type="checkbox"/> Total development <input type="checkbox"/> Part of development
7. Timeline for activity: a. Actual or projected start date of activity:01/20/03 b. Projected end date of activity: 03/30/05

Demolition/Disposition Activity Description
1a. Development name: Scudder Homes HOPE VI 1b. Development (project) number: NJ2-12
1. Activity type: Demolition <input type="checkbox"/> 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: <u>(01/20/03)</u>
5. Number of units affected: Site is vacant.
6. Coverage of action (select one) <input checked="" type="checkbox"/> Total development <input type="checkbox"/> Part of development
7. Timeline for activity: a. Actual or projected start date of activity:01/20/03 b. Projected end date of activity: 03/30/05

Demolition/Disposition Activity Description
1a. Development name: Stella Wright HOPE VI 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> 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: <u>(01/20/03)</u>
5. Number of units affected: 1206 note: vacant site, residents previously relocated
6. Coverage of action (select one) <input checked="" type="checkbox"/> Total development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/20/03 b. Projected end date of activity: 03/30/05

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

[24 CFR Part 903.7 9 (i)]

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

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

Note: Then NHA has obtained HUD approval of its Allocation Plan for Designated Housing on December 2003. The Designated Housing Plan converts part of the NHA Mixed population properties to elderly-only buildings. Six buildings are designated as elderly only. As part of its Family Services Program, the NHA has applied for ROSS funding to retain an Elderly/Disabled Services (EDS) Coordinator and the available grant amount has been incorporated in the operating budget in accordance with HUD instructions PIH 2003-22.

Due to the physical location of the sites the residents feel isolated and cut off from many of the services other residents of the city receive. In addition due to wide disparity of ages at the sites,

many of the younger residents do not feel like they are part of the community. For many of the residents this is the first time that they have lived independently or the first time in many years. A good percentage of the residents have past mental health issues and or substance abuse issues.

The EDS Coordinator will report directly to the Assistant Chief Of Community Relations and Social Services. The EDS Coordinator will coordinate and oversee the work of Samuel Fawole, Senior Social Work Specialist, Jacque Morency, Social Worker, and Veilie Natus, Psychologist. Chart below show the sites and number of residents covered.

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Foushee Towers
1b. Development (project) number: NJ2-19E 68-69 Lincoln St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (02/01/02)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
1. Number of units affected: 245
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stephen Crane Elderly
1b. Development (project) number: NJ2-22C 880 Franklin St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (02/01/02)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
1. Number of units affected: 67 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stephen Crane Elderly 1b. Development (project) number: NJ2-22D 815 6 th St.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (02/01/02)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
1. Number of units affected: 68 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kretchmer Homes 1b. Development (project) number: NJ2-21A 100 Ludlow St.

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission:</p> <p><u>(02/01/02)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>1. Number of units affected: 121</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description	
1a. Development name: Seth Boyden	1b. Development (project) number: NJ2-21F 46 Evergreen St.
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>	
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>	
<p>4. Date this designation approved, submitted, or planned for submission:</p> <p><u>(01/03/02)</u></p>	
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>	
6. Number of units affected: 130	7. Coverage of action (select one)
<p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>	

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 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? 05/25/99

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

		selection/specific criteria/other)		both)
<i>Workplace literacy At NHA Office 500 Broad st. Newark NJ</i>	<i>15 per class</i>	<i>specific</i>	<i>Section8 Office</i>	<i>Section 8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	FSS Program being developed Focus on 300 participants.	
Section 8	100 participants	82 active as of 10/31/01

- 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

**Note: The NHA has an on-going HOPE VI CSS program for its Stella Wright Revitalization Plan.*

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) Elderly residents requesting more effective use of video camera system to protect entries and common areas.

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports

- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Bradley Court NJ2-14
 Seth Boyden NJ2-1
 Baxter Terrace NJ2-5
 Seth Boyden Elderly NJ-2-21 E&F
 Kretchmer Elderly NJ2-17
 Felix Fuld NJ2-8

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

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

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

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

Bradley Court NJ2-14
 All Elderly Sites
 Baxter Terrace NJ2-5
 Seth Boyden Court NJ2-1
 Felix Fuld NJ2-8

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below) use of Community Security vans stationed at NHA at risk sites and manned by Newark Police Department.

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

Bradley Court NJ2-14
 All Elderly Sites
 Baxter Terrace NJ2-5
 Seth Boyden Court NJ2-1
 Felix Fuld NJ2-8

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
 (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)

Provided in A3. below:

The NHA has recently increased its RAB in order to achieve better representation from all its Public Housing development sites and Section 8 residents. Election of officers, incorporation of the Tenant Associations and training have been undertaken this year. Regular RAB meetings are being conducted each month. During meetings with the expanded RAB board, comments and inputs are taken and responded to. A public hearing is scheduled on December 10, 2003 to allow for Public Comment on the NHA Annual Plan.

A3 lists RAB inputs and comments as well as the NHA response to these comments.

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:

ANNUAL PLAN FY 2004-2005

Resident Advisory Board

Annual Plan 2004

Input List

From the monthly RAB meetings held since January 2003, the following is a list of RAB suggested inputs on the NHA Annual Plan for 2004-2005.

1. Resident participation in the new resident screening process.

NHA Response: The NHA's current ACOP (Admissions and Continued Occupancy Policy) follows the QHWRA requirements and outlines the steps that must be taken to ensure that new public housing residents are selected from the waiting list following the preferences criteria, including income, unit availability, local preference upward mobility tiers, criminal and credit records, and historical data pertinent to the applicants ability to comply with the terms and conditions of the lease. The NHA has a waiting list of over 6,000 applicants and 7,300 current residents re-certified yearly. Our Tenant Selection Office has to efficiently process waiting list applicants to ensure that our 97% occupancy levels are maintained. At the November 19, 2003 RAB meeting, the NHA presented the tenant selection process which the NHA follow based on the current ACOP. It is apparent that the newly elected resident leadership do not have a working knowledge of the ACOP requirements and the NHA's constraints in selection of residents. Therefore, the NHA's first action will be to conduct orientation sessions with the newly elected RAB members to help them

understand the current tenant selection process. after which meaningful inputs towards the improvement of the tenant selection process could be elicited.

2. Weatherization of Townhouse Units for this coming winter season.

NHA Response: With the current budget cuts on operating subsidy and capital funds, the NHA is seeking funding from State energy conservation grants to do partial weatherization of our townhouse units. We hope to get this program approved by January 2004.

3. Capital Improvements/Major Repair of NJ2-27 A&B.

NHA Response: NJ2-27 A&B are the oldest townhouse developments in the NHA's housing stock with capital needs assessment requirements exceeding available capital funds. The NHA submitted its application for funding the construction of new townhouse units on this site under HUD's Replacement Housing Factor (RHF) program. Under the RHF program, the NHA will provide non-public housing funds to pay for the demolition, site remediation and relocation of the current residents up to the amounts specified in the application. The NHA is still awaiting HUD approval of this application.

4. Adjustments to the Utility Allowance.

NHA Response: Calculations on increasing the utility allowance for most townhouse residents based on past rate increases in gas and electric bills were presented to the RAB in September 2003. The proposed utility allowance was approved by HUD in October 2003. The tenants were notified of the changes in utility allowance through their rent statements on November 1, 2003. The new utility allowance will take effect on utility January 1, 2004. Townhouse tenants will be given retroactive credit adjustments for 5 months from August 1, 2003 to December 1, 2003.

5. Improvement of Security especially at Elderly Buildings. Use of the existing security cameras to enhance security surveillance and crime prevention.

NHA Response: An evaluation of the current security camera system was made by an outside firm in 2002 which indicated the need for additional security equipment and software upgrade. However, this project has been put on hold due to budget cuts.

6. Re-calculation of Flat rent option. Danter Company should re-visit its assumptions on comparable private rentals.

NHA Response: The NHA believes that the development of the flat rents base on Danter's survey of specific properties represent a fair assessment. As there is a need to develop flat rents for the new townhouses that came on line in 2003, the NHA will re-evaluate the flat rents calculations and assumptions against comparable private rentals in 2004.

7. Family Services: Site leadership involvement in Planned Programs before and during implementation.

NHA Response: This issue has been resolved. At the RAB and Tenant Association meetings, NHA's upcoming family services programs and activities are presented for comments and inputs.

8. Family Services: Develop and tap social services for our disabled residents who cannot participate in elderly services programs.

NHA Response: The NHA has requested for ROSS grant funding for a coordinator for elderly and disabled services programs. HUD indicated that this activity be incorporated in the operating budget for 2004-2005.

9. Continue to provide training and support to the Tenant Associations.

NHA Response: With the election of new Tenant Association officers this year, the NHA continues to provide resident leadership training. Within budget constraints, the NHA is fully committed to providing the Tenant Association leadership with the requisite training and support to help them perform their function.

10. NHA commitment to move relocated residents into new townhouses.

NHA Response: The NHA acknowledges its commitment to move the relocated residents into new townhouses based on preferences approved by the court.

Public Hearing : Two Public Hearings on the Annual Plan were held, the first one on December 10, 2004 and another on January 6, 2004. General comments from residents focused on concerns about safety and maintenance issues. At the RAB meeting held the next day, January 7, 2004, these concerns were addressed and discussed by Assistant Director of Housing and the NHA Chief of Security.

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

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

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

3. Description of Resident Election Process

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

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) CITY OF NEWARK, NEW JERSEY

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

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

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

B. Other Information Required by HUD:

ASSESSMENT OF DEMOGRAPHIC CHANGES:

The Authority recently developed capability to do site-based waiting list for its 10 mixed population sites consisting of 2,769 ACC units. Current occupancy rates are at 97% and the waiting list has approximately 2,600 applicants. While the current resident population consists of 76% elderly and near-elderly residents, the waiting list shows that around 50% of the applicants are young disabled. HUD has recently approved an Allocation plan for Designated Housing for

elderly-only residents. The Designated Housing Plan also addresses the need to distribute the designated units over several sections of the City and designating specific buildings at specific sites. With the designation of these buildings, we anticipate that the site based waiting list would change as applicants start to change preferences due to designation. The plan also ensures that all residents and applicants would have equal access to available services and that the plan will not increase the vacancy rate at these developments.

PHA Plan

Table Library

Component 7

Capital Fund Program Annual Statement

Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0
2	1406 Operations	\$0
3	1408 Management Improvements	\$1,000,000
4	1410 Administration	\$1,475,523
5	1411 Audit	\$0
6	1415 Liquidated Damages	\$0
7	1430 Fees and Costs	\$0
8	1440 Site Acquisition	\$0
9	1450 Site Improvement	\$0
10	1460 Dwelling Structures	\$11,779,707
11	1465.1 Dwelling Equipment-Nonexpendable	\$0
12	1470 Non-dwelling Structures	\$0
13	1475 Non-dwelling Equipment	\$500,000
14	1485 Demolition	\$0
15	1490 Replacement Reserve	\$0
16	1492 Moving to Work Demonstration	\$0
17	1495.1 Relocation Costs	\$0
18	1498 Mod Used for Development	\$0
19	1502 Contingency	\$0

20	Amount of Annual Grant (Sum of lines 2-19)	\$14,755,230
21	Amount of line 20 Related to LBP Activities	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0
23	Amount of line 20 Related to Security	\$0
24	Amount of line 20 Related to Energy Conservation Measures	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ2-1 Seth Boyden Court	Site Reconstruction	1460	\$500,000
	Electrical/Fire Protection	1460	\$700,000
NJ2-2 Pennington Court	Interior Stairs	1460	\$750,000
	Boilers	1460	\$2,000,000
	Basement Doors	1460	\$300,000
	Fire Protection	1460	\$20,000
NJ2-6 Stephen Crane	Traps & Valves	1460	\$300,000
NJ 2-7 Hyatt Court	Interior Stairs	1460	\$750,000
	Roof	1460	\$250,000
NJ 2-8 Felix Fuld Court	Interior Stairs	1460	\$300,000
NJ 2-9 Terrell Homes	Roof	1460	\$100,000
NJ 2-14 Bradley Court	Interior Stairs	1460	\$250,000
NJ 2-27 Scattered Sites	Roof Repair	1460	\$359,707

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA Wide Physical Improvements	PHAS Infrastructure Reinforcement	1460	\$1,000,000
	Sprinklers/Fire Pumps/Alarms-Elderlies	1460	\$1,200,000
	Emergency Generators	1460	\$1,000,000
	Energy Conservation	1460	\$500,000
	IT- Misc Internal Projects	1475	\$500,000
	Air cond-Elderlies	1460	\$1,500,000
CFP Administration Resident Initiatives/ Management Imp.	Administration	1410	\$1,475,523
	Resident related activities	1408	\$1,000,000
	Grand Total		\$14,755,230

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
NJ2-2 Pennington Court NJ2-6 Stephen Crane NJ2-7 Hyatt Court NJ2-8 Felix Fuld Court NJ2-9 Terrell Homes NJ 2-14 Bradley Court NJ2-27 Scattered Homes	Sep. 2006 Sep. 2006 Sep. 2006 Sep. 2006 Sep. 2006 Sep. 2006 Sep. 2006	Sep. 2008 Sep. 2008 Sep. 2008 Sep. 2008 Sep. 2008 Sep. 2008 Sep. 2008
PHA Wide Physical Improvements CFP Administration Resident Initiatives/Mgmt. Imp.	Sep. 2006 Sep. 2006 Sep. 2006	Sp. 2008 Sep. 2008 Sep. 2008

Annual Statement
Capital Fund Program (CFP) Part I: Summary
Replacement Housing Factor (RHF)

Capital Fund Grant Number FFY of Grant Approval: (2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0
2	1406 Operations	\$0
3	1408 Management Improvements	\$0
4	1410 Administration	\$0
5	1411 Audit	\$0
6	1415 Liquidated Damages	\$0
7	1430 Fees and Costs	\$0
8	1440 Site Acquisition	\$0
9	1450 Site Improvement	\$0
10	1460 Dwelling Structures	\$0
11	1465.1 Dwelling Equipment-Nonexpendable	\$0
12	1470 Nondwelling Structures	\$0
13	1475 Nondwelling Equipment	\$0
14	1485 Demolition	\$0
15	1490 Replacement Reserve	\$0
16	1492 Moving to Work Demonstration	\$0
17	1495.1 Relocation Costs	\$0
18	1498 Mod Used for Development	\$7,520,422
19	1502 Contingency	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$7,520,422
21	Amount of line 20 Related to LBP Activities	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0
23	Amount of line 20 Related to Security	\$0
24	Amount of line 20 Related to Energy Conservation Measures	\$0

**Annual Statement
 Capital Fund Program (CFP) Part II: Supporting Table
 Replacement Housing Factor (RHF)**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 2-50	Construction of Townhouses	1498	\$2,883,074
NJ 2-78	Construction of Townhouses	1498	\$4,637,348
	Grand Total		\$7,520,422

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule
Replacement Housing Factor (RHF)

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
NJ2-50 Townhouses NJ2-78 Townhouses	Sep. 2006 Sep. 2006	Sep. 2008 Sep. 2008

Optional Table for 5-Year Action Plan for Capital Fund & Replacement Housing Factor (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year.

Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the

5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-02	Pennington Court	4	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Electrical Upgrade		80,000	2005-2006
Exterior Lighting		50,000	2006-2007
Total estimated cost over next 5 years		130,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-05	Baxter Terrace	12	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Traps and Valves		500,000	2005-2006
Site Work		500,000	2006-2007
Demolition of Central Maintenance/Boiler Room		300,000	2006-2007
Total estimated cost over next 5 years		1,300,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-06	Stephen Crane Village	3	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Mechanical Upgrade		1,000,000	2006-2007
Total estimated cost over next 5 years		1,000,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-07	Hyatt Court	17	4%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Electrical /Fire		500,000	2005-2006
Basement Doors		250,000	2006-2007
Total estimated cost over next 5 years		750,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name(or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-08	Felix Fuld Court	7	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Hydrology Problems		100,000	2005-2006
Traps & Valves		200,000	2005-2006
Basement Doors		150,000	2005-2006
Electrical /Fire		500,000	2006-2007
Exterior Masonry		100,000	2008-2009
Total estimated cost over next 5 years		1,050,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2 -09	Terrell Homes	9	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Electrical/Fire Protection		1,000,000	2005-2006
Plumbing/Sanitation/Storm drainage		4,400,000	2007-2008
Kitchen & Bathroom		2,000,000	2006-2007
Total estimated cost over next 5 years		7,400,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-14	Bradley Court	7	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Basement Doors		260,000	2006-2007
Total estimated cost over next 5 years		260,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-19E	"GIGI" Foushee Towers	10	4%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler Replacement		2,349,707	2005-2006
Total estimated cost over next 5 years		2,349,707	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-78	Townhouses	N/A (New units to be constructed)	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Construction of new townhouses		13,439,822	2005-2006
Total estimated cost over next 5 years		13,439,822	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-79	Townhouses	N/A (New units to be constructed)	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Construction of new townhouses		9,121,444	2006-2007
Total estimated cost over next 5 years		9,121,444	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-99	PHA Wide Capital Improvement	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
PHAS Infrastructure reinforcement		4,000,000	2005-2006
Sprinkler/Fire pumps/Alarms- Elderlies		1,200,000	2007-2008
Emerg. Generators-Elderlies		2,000,000	2005-2006
Balcony Enclosures-Elderlies		2,600,000	2006-2007
500Broad St A/C Ventilation		1,000,000	2005-2006
Emergency Generators-500 Broad St.		250,000	2005-2006
Air Conditioning/Ventilation		4,500,000	2005-2006
Plumbing Upgrade		3,500,000	2006-2007
Sec. 504 Upgrade		3,000,000	2005-2006
Site Improvements		1,729,707	2005-2006
Energy Conservation-Townhouses		1,400,000	2005-2006
Kitchens/Bathrooms-NHA Wide		6,699,414	2006-2007
Traps and Valves- NHA Wide		1,000,000	2006-2007
Total estimated cost over next 5 years		32,879,121	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NJ 2-99	PHA Wide Management Improvement	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Administration		5,902,092	2004-2005
Resident Initiatives/Management Improvements		4,000,000	2004-2005
Computer Upgrade and related IT Projects.		2,000,000	2004-2005
Total estimated cost over next 5 years		11,902,092	
Grand Total		81,582,186	