

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

PHA
Plans
5 Year Plan
for Fiscal
Years 2000 -
2004

Annual Plan for Fiscal Year 2000

JD 50075

OMB Approval No: 2577-0226
Expires: 03/31/2002

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

JD 50075

**OMB Approval No: 2577-0226
Expires: 03/31/2002**

**PHA Plan
Agency Identification**

PHA Name: Red Bank Housing Authority

PHA Number: NJ 46

PHA Fiscal Year Beginning: (mm/yyyy) __January 1, 2000

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)

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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 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic

opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

B. Goals

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. (Identifying quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing
 Objectives:
 Apply for additional rental vouchers: 260

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

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) To 100%
- Improve voucher management: (SEMAP score) To 100%
- Increase customer satisfaction: by 100%
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: _____
 100% of units in need of same
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers: 100% replacement rate
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: to 100% of participants in need of same
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards

- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: 100% as needed
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted
- Objectives:
 - Increase the number and percentage of employed persons in assisted families: by 100%
 - Provide or attract supportive services to improve assistance recipients' employability: by 100%
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for

families living in assisted housing, regardless of race, color, religion
national origin, sex, familial status, and disability:

- Undertake affirmative measures to ensure accessible housing to persons
with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

Annual Plan Type:

Indicate which type of Annual Plan the PHA will submit.

**Standard
Plan**

Streamlined Plan:

**High
Performing PHA**

**Small
Agency (<250 Public
Housing Units)**

**Administerin
g Section 8 Only**

**Troubled
Agency Plan**

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 activities and discretionary policies the PHA has included in the Annual Plan.

**See Attachment
“A”**

(NJ46a01.doc)

**Annual Plan Table
of Contents**

[24 CFR Part 903.7 9 (r)]

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

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Attachments A,B,C,D,E,F,G

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:
 B Admissions Policy for Deconcentration
 C 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:

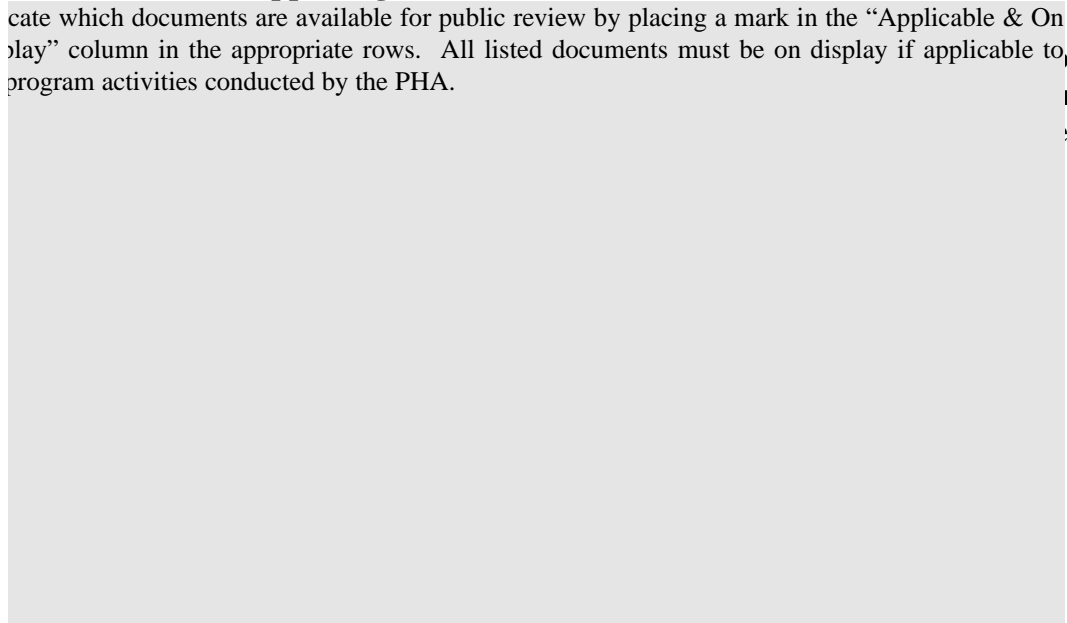
- D PHA Management Organizational Chart
- G Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- E Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
- A Executive Summary

F___ Consistency with Consolidated Plan

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 program activities conducted by the PHA.

Supporting Documents Available for Review



Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 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 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

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X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

X	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<hr/>		
2000 Annual Plan Page 5 J D 50075	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	
Annual Plan: Community Service & Self- Sufficiency	The most recent Public Housing Drug Elimination Program	Annual Plan: Safety and

	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 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 families that have housing needs. For the remaining characteristics, rate the impact of that characteristic 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 an assessment.

[Redacted Table Content]							
--------------------------	--	--	--	--	--	--	--

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**Housing
Needs of
Families
in the
Jurisdiction
by
Family
Type**

Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Location
-------------	----------------	--------------------	--------	---------	--------------------	------	----------

Income <= 30% of AMI	382	5	5	4	5	4	3
Income >30% but <=50% of AMI	439	5	5	4	5	4	3
Income >50% but <80% of AMI	671	4	4	4	4	4	3
Elderly	873	4	4	4	4	3	3
Families with Disabilities	615	5	4	4	5	3	3
White	1889	3	4	4	4	3	3
Black (Non-Hispanic)	465	4	4	4	4	4	3
Hispanic	128	4	4	4	4	4	3
Native American, Asian & Other	105	3	4	4	4	3	3

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

2000 Annual Plan Page 7 American Housing Survey data
JD 50075 Indicate year: _____

_____ Other housing market study
Indicate year: _____

Other sources: (list and indicate year of information)
1995 Master Plan for the Borough of Red Bank

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

Complete one table for each PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for jurisdiction-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type:
(select one)

Section 8
Tenant-based
assistance

Public
Housing

Combined
Section 8 and

2000 Annual Plan, Part 8:
Public Housing
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Public
Housing Site-
Based or sub-
jurisdictional
waiting list
(optional)

If used,
Identify
which
level

opm
ent/s
ubjur
isdiction:
ion:

	# of families	% of total families	Annual Turnover
Waiting list total	250		10-12
Extremely low income <=30% AMI	206	82.4%	
Very low income (>30% but <=50% AMI)	30	12.0%	
Low income (>50% but <80% AMI)	14	5.6%	
Families with children	157	62.8%	
Elderly families	24	9.6%	
Families with Disabilities	24	9.6%	
White	115	46.0%	
Black (Non-Hispanic)	90	36.0%	
Hispanic	43	17.2%	
Asian, American Indian, Eskimo	2	0.8%	
Characteristics by Bedroom Size (Public Housing Only)			

2000 Annual Plan, Page 9
JD 50075 Black (Non-Hispanic)

1BR n/a

2 BR n/a

3 BR n/a

4 BR n/a

5 BR n/a

5+ BR n/a

Is the waiting list closed? YES

If yes:

B. How long has it been closed (# of months)? 18

Does the PHA expect to reopen the list in the PHA Plan year?
YES

Does the PHA permit specific categories of families onto the

waiting
list,
even if
general
ly
closed?
NO

Housing Needs of
Families on the
Waiting List

Waiting list type:
(select one)

Section 8
tenant-
based
assistan
ce

Public
Housin
g

Combined
Section 8 and Public
Housing

Public Housing
Site-Based or sub-
jurisdictional waiting
list (optional)

If used,
identify
which

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develo
pment/
subjuris
diction:

	# of families	% of total families	Annual Turnover
Waiting list total	230		3-4
Extremely low income <=30% AMI	188	81.7%	
Very low income (>30% but <=50%	29	12.6%	

AMI)

Low income (>50% but <80% AMI) 13 5.6%

Families with children 155 6.7%

Elderly families 16 6.9%

Families with Disabilities 13 5.6%

White 104 45.2%

Black (Non-Hispanic) 86 37.4%

Hispanic 39 16.9%

Asian, American Indian, Eskimo 1 0.43%

Characteristics by Bedroom Size (Public Housing Only)

1BR 75 32.6%

2 BR 98 42.6%

3 BR 53 23.0%

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4 BR 4 1.7%

5 BR n/a

5+ BR n/a

Is the waiting list closed?

YES

If yes:

B. How long

has it
been
closed
(# of
months
)? 24

Does the PHA
expect
to
reopen
the list
in the
PHA
Plan
year?
YES

Does the PHA
permit
specific
categor
ies of
families

~~onto~~
the
waiting
list,
even if
general
ly
closed?
NO

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 using this strategy.

Select all that apply

Strategies

Shortage of affordable housing for all populations

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

- Employ preventive maintenance and management policies to minimize the number of housing units off-line
- Reduce vacancy period time for vacated housing units
- Reduce time to re-lease private public housing

- Seek replacement of housing units lost to inventory through mixed use development
- Seek replacement of

public housing units lost to the inventory through section 8 replacement housing resources
 Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

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

ct all that apply

Apply for
nal section 8 units
they become available
Leverage affordable
g resources in the
nity through the
n of mixed -
e housing
Pursue
g resources other than
housing or Section 8
-based assistance.
Other: (list below)

Specific Family

Types: Families at or below 30% of median

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

ct all that apply

Exceed HUD federal
ng requirements for
s at or below 30% of
1 public housing
Exceed HUD federal
ng requirements for
s at or below 30% of
1 tenant-based section
tance
Employ admissions
nces aimed at families
conomic hardships
Adopt rent
s to support and
age work
Other: (list below)

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

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

ct all that apply

Employ
ions preferences
at families who are
g

Adopt rent
s to support and
age work
Other: (list below)

**Need: Specific
y Types: The Elderly**

**gy 1: Target
able assistance to the**

elderly:

ct all that apply

Seek
ation of public housing
elderly

Apply for
-purpose vouchers
d to the elderly,
they become available
Other: (list below)

**Specific Family
: Families with
lities**

**gy 1: Target
ble assistance to
ies with Disabilities:**

ct all that apply

Seek
ation of public housing
ilies with disabilities
Carry out the
cations needed in
housing based on the
1 504 Needs
ment for Public
g
Apply for
-purpose vouchers
d to families with
ities, should they
e available
Affirmatively
t to local non-profit

agencies that assist families with disabilities
____ Other: (list below)

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

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

ct if applicable

Affirmatively
to races/ethnicities
to have
portionate housing
Other: (list below)

**Strategy 2: Conduct
ies to affirmatively
r fair housing**

select all that apply

Counsel
8 tenants as to
n of units outside of
of poverty or minority
tration and assist
o locate those units
Market the
8 program to owners
e of areas of poverty
ity concentrations
Other: (list below)

**Housing Needs &
gies: (list needs and
gies 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)

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Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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 2000 fiscal year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance program 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 capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

**Financial Resources:
Planned Sources and Uses**

Planned Uses

1. Federal Grants (FY 2000 grants)

- a) Public Housing Operating Fund 195,477
- b) Public Housing Capital Fund 151,120
- c) HOPE VI Revitalization
- d) HOPE VI Demolition

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- e) Annual Contributions for Section 8 Tenant-Based Assistance 2,171,291
- f) Public Housing Drug Elimination Program (including any Technical Assistance funds)
- g) Resident Opportunity and Self-Sufficiency Grants

h) Community Development Block Grant

i) HOME

Other Federal Grants (list below)

CIAP/CPG

2. Prior Year Federal Grants (unobligated funds only) (list below)

3. Public Housing Dwelling Rental Income	317,640	Public Housing Operations
Excess Utilities	4,000	Public Housing Operations (utility expenses)
4. Other income (list below)		
Interest Income	13,200	Public Housing Operations
Misc. Income	800	Public Housing Operations

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4. Non-federal sources (list below)

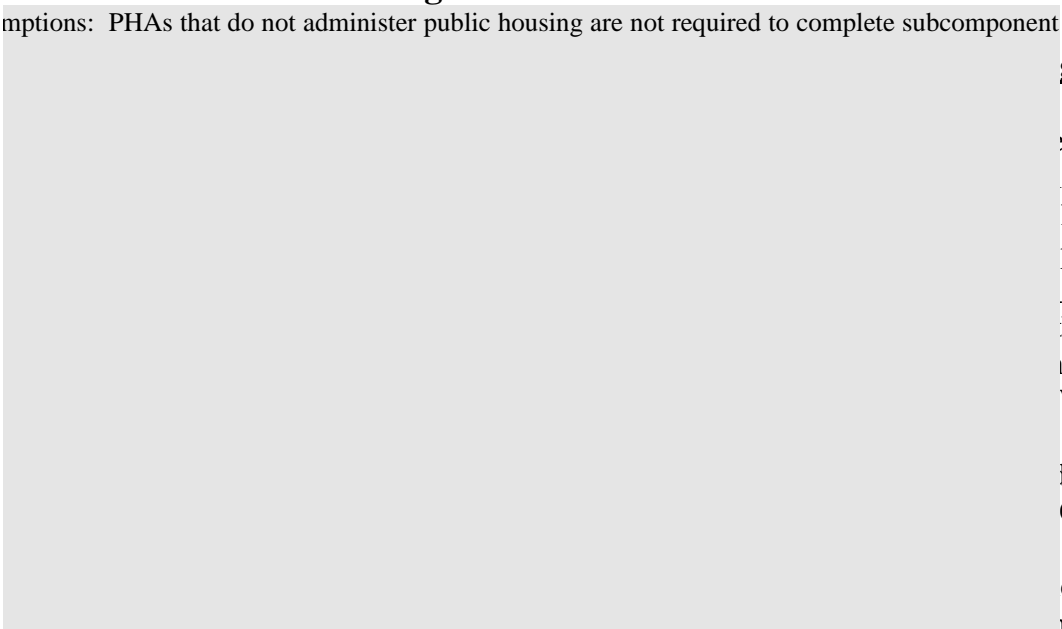
Total resources 2,853,528

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Options: PHAs that do not administer public housing are not required to complete subcomponent



Eligibility

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

When families are offered a unit: one month
When families are offered a unit: one year
When families are offered a unit: (state time)
Other: (describe)

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

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 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?

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

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

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

- PHA main administrative office
 All PHA development management offices

~~Management offices at developments with site-based waiting lists~~

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- At the development to which they would like to apply
 Other (list below)

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admission Preferences

___ Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

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

a. 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**)

1. 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)

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Former Federal preferences:

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

Other preferences: (select below)

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

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

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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) - Residents
- 2 Victims of domestic violence - Residents
- Substandard housing
- Homelessness
- High rent burden
- 5 Involuntary Displacement - Non-Residents
- 6 Victims of Domestic Violence - Non-Residents

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Evergreen Terrace and Montgomery Terrace

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Evergreen Terrace and Montgomery Terrace

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Options: 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).

Eligibility

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

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

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)

(3) Search Time

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J D 50075

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

If yes, state circumstances below:

Extensions: A family may request an extension of the Certificate/Voucher time period. All requests for extensions must be received prior to the expiration date of the Certificate/Voucher. Extensions are permissible at the discretion of the Authority up to a maximum of 120 days, primarily for these reasons:

* Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.

* The Authority is satisfied that the family has made reasonable efforts to locate a unit, including seeking the assistance of the Authority, throughout the initial sixty-day period. A completed search

record is required.

* The family was prevented from finding a unit due to disability accessibility requirements. The Search Record is part of the required verification.

The Authority grants extensions in one or more increments. Unless approved by the Executive Director, no more than two extensions of thirty days or less will be granted.

The Authority will not request HUD approval to extend Certificate or Voucher beyond an additional 60 days.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Victims of domestic violence

____ Substandard housing

____ Homelessness

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

2000 Annual Plan Page 23
Other preferences (select all that apply)

J D 50075 ____ 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)

Non-Residents who work in jurisdiction

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

- _1_ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) - Residents
- _2_ Victims of domestic violence - Residents
- Substandard housing
- Homelessness
- High rent burden
- _5_ Involuntary Displacement - Non-Residents
- _6_ Victims of Domestic Violence - Non-Residents

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- _3_ Residents who live and 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_ Residents who live in jurisdiction
- _7_ Non-residents who work in jurisdiction

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

2000 Annual Plan Page 29
JD 50075 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

X 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

X Not applicable: the pool of applicant families ensures that the PHA will meet

income targeting requirements

(5) Special Purpose Section 8 Assistance Programs N/A

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)

a. 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

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

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.

Income Based Rent

S

of discretionary
s: (select one)

The PHA will
employ any discretionary
setting policies for
e based rent in public
g. Income-based rents
at the higher of 30%
of unadjusted monthly
e, the welfare rent, or
um rent (less HUD
tory deductions and
ions). (If selected,
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
- X \$26-\$50

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

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

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

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

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

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

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____ For the earned income of a previously unemployed household member

____ For increases in earned income

____ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

____ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

____ For household heads

____ For other family members

____ For transportation expenses

____ For the non-reimbursed medical expenses of non-disabled or non-elderly families

____ Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

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f. Rent re-determinations:

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

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

____ Other (list below)

g. ____ Yes X 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.)

X The section 8 rent reasonableness study of comparable housing

X Survey of rents listed in local newspaper

X Survey of similar unassisted units in the neighborhood

____ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Options: 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 tenant-based section 8 assistance program (vouchers, and until completely merged into the**

Describe the voucher payment standards and policies.

Payment Standards

What is the PHA's payment standard? (select 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
D approved; describe circumstances below)

Why did 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)

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J D 50075

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

cribe the PHA’s management structure and organization.

**IA Management
ure**

(one)

An
zation chart showing
A’s management
re and organization is
d. **See Attachment**
NJ46d01.doc)

A brief description of
agement structure
ganization of the PHA
s:

**D Programs Under
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	90	3-4
Section 8 Vouchers	n/a	
Section 8 Certificates	261	10-12

Section 8 Mod Rehab n/a

Special Purpose Section 8 Certificates/Vouchers (list individually) n/a

Public Housing Drug Elimination Program (PHDEP) n/a

Other Federal Programs(list individually) n/a

C. Management and Maintenance Policies

the PHA's public housing management and maintenance policy documents, manuals and books 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 and eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Management and Maintenance: (list below)

Maintenance Policy

Pet Policy

Pest Control

Policy

Admissions and Continued Occupancy Policy

(2) Section 8 Management: (list below)

Section 8

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

Public Housing

Yes No: Has
A established any
grievance procedures
tion to federal
ments found at 24
art 966, Subpart B,
idents of public
g?

If yes, list additions to
requirements below:

ich PHA office should
its 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

2000 Annual Plan, Page 37
JD 50079 found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

Options 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.

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 sustainability 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.

Capital Fund Activities

Capital Fund Program Annual Statement

One:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan Attachment (state name) Attachment "C" (HUD-52837:010.doc)

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the table library and insert

here)

(2) Optional 5-Year Action Plan

PHAs 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.

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

If "Yes" to question a, select

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

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year

Action Plan from the Table Library and insert here)

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

licability 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 details to question b for grant, copying and pasting as many times as necessary)

b) Status of HOPE VI revitalization

grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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J D 50075

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

If yes, list development name/s below:

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

If yes, list developments or activities below:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.79 (h)]

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

Yes No:
Does the PHA plan to
conduct any demolition or
disposition activities
pursuant to section 18 of
the S. Housing Act of
1949 (42 U.S.C. 1437p)) in
Fiscal Year? (If
"yes", complete one
activity description for
each development.)

Activity Description

Yes No: Has the PHA

**Demolition/Disposition
Activity Description**

1a. Development name:
1b. Development
(project) number:

2. Activity type:

Demolition

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JD 50075

Dis
pos
itio
n

3. Application status
(select one)

Approved
 Submitted,
pending
approval
 Planned

application

4. Date application approved, submitted, or planned for submission:
(DD/MM/YY)

5. Number of units affected:

Coverage of action

(select one)

____ Part of the development

____ Total development

7. Timeline for activity:

a. Actual or

projected

start date

of activity:

b. Projected end

date of

activity:

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)]

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

Yes No: Has
IA designated or
d for approval to
ate or does the PHA
o apply to designate
ublic housing for
ancy only by the
/ families or only by
es with disabilities,
elderly families and
es with disabilities or
ply for designation
cupancy by only
/ families or only
es with disabilities,

or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

**Designation of Public
Housing Activity
Description**

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J D 50075 a. Development name:

1b. Development
(project) number:

2. Designation type:

Occupancy by
only the
elderly

Occupancy by
families
with
disabilities

Occupancy by
only
elderly
families
and
families
with
disabilities

3. Application status
(select one)

- Approved;
included in
the PHA's
Designatio
n Plan
- Submitted,
pending
approval
- Planned
application

4. Date this designation
approved,
submitted,
or planned
for
submission
:
(DD/MM/
YY)

5. If approved, will this
designation constitute a
(select one)

- New Designation
Plan
- Revision of a
previously-approved
Designation Plan?

1. Number of units

affected:

7. Coverage of action

(select one)

Part of the

development

Total

development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

assessments of
able Revitalization
ant to section 202 of
JD FY 1996 HUD
ropriations Act

Yes No:

Have any of th

ete a streamlined
ision. PHAs
eting streamlined
isions may skip to
nent 11.)

ivity Description

es No:

Has the PHA p

Conversion of Public

Housing Activity

Description

1a. Development name:

1b. Development

(project) number:

2. What is the status of
the required
assessment?

Assessment

underway

_____ Assessment
results
submitted
to HUD

_____ Assessment
result
s
appr
oved
by
HUD
(if
mark
ed,
proce
ed to
next
quest
ion)

_____ Other (explain
below)

3. _____ Yes _____ No:
Is a Conversion Plan
required? (If yes, go to
block 4; if no, go to
block 5.)

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JD 50075

4. Status of
Conversion Plan
(select the
statement that best
describes the
current status)

_____ Conversion Plan
in
developme
nt

_____ Conversion Plan
submitted
to HUD

- on:
(DD/MM/
YYYY)
- _____ Conversion Plan approved by HUD
 - on:
(DD/MM/
YYYY)
- _____ 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)

- _____ Units addressed in a pending or approved demolition application (date submitted or approved:

- _____ Units addressed in a pending or approved HOPE VI demolition application (date

submitted
or
approved:

)

____ Units
addressed
in a
pending or
approved
HOPE VI
Revitalizati
on Plan
(date
submitted
or
approved:
)

Requ
ireme
nts
no
longe
r
appli
cable
:
vaca
ncy
rates
are
less

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J D 50075

than
10
perce
nt

____ Requirements no
longer
applicable:
site now
has less
than 300
units

____ Other: (describe
below)

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

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

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

Homeownership
Programs
Administered by the

24 CFR Part 903.7 9 (k)]

Public Housing

Yes No: Does the PHA
under section 5(h), the HOPE I
Act, or section 32 of
the U.S. Housing Act of
1942 (42 U.S.C. 1437z-4).
If “no”, skip to component
11B. If “yes”, complete one
row description for each
eligible program/plan,
and eligible to complete a
separate submission due
to **all PHA or high
density PHA** status.
If completing
separate submissions may
(skip to component 11B.)

2. Activity Description

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

Public Housing
Homeownership
Activity Description

(Complete one for each development affected)

1a. Development name:

1b. Development (project) number:

2. Federal Program

authority:

HOPE I

5(h)

Turnkey III

Section 32 of the
USHA of
1937
(effective
10/1/99)

3. Application status:

(select one)

Approved;

included in
the PHA's
Homeown
ership
Plan/Progr
am

Submitted,

pending
approval

~~Planned~~

2000 Annual Plan Page 49 application
J D 50075

4. Date Homeownership
Plan/Program approved,
submitted, or planned
for submission:

(DD/MM/YYYY)

5. Number of units
affected:

6. Coverage of action:
(select one)

____ Part of the
development
____ 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?

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If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

ptions 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.

IA Coordination with the Welfare (TANF) Agency

operative agreements: Yes No: Has the PHA entered into a cooperative agreement with TANF Agency, to share information and/or target specific services (as required by section 7) of the Housing Act of 1987)?

If yes, what was the

date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

a. Self-Sufficiency Policies

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

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

Preference/eligibility for section 8 homeownership option participation
 _____ Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs

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

(2) Family Self Sufficiency program/s N/A

a. Participation Description
**Family Self Sufficiency (FSS)
 Participation**

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
---------	--	--

Public Housing

Section 8

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions N/A

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)

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

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

**PHA Safety and
e Prevention**

ures N/A

Part 903.7 9 (m)]

**ed for measures to
e the safety of public
g residents**

scribe the need for
res to ensure the
of public housing
nts (select all that

High incidence of
and/or drug-related
n some or all of the
developments

High incidence of
and/or drug-related
n 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)

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J D 50075 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)

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

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

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

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

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

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- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

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

es ____ No: Is the eligible to participate PHDEP in the fiscal covered by this PHA

es ____ No: Has the included the PHDEP or FY 2000 in this Plan?

es ____ No: This PHDEP Plan is an attachment. (Attachment name)

RESERVED FOR PET POLICY

R Part 903.7 9 (n)]

**Civil Rights
Certifications**

R Part 903.7 9 (o)]

Civil rights certifications are required to be included in the PHA Plan and the PHA Plans and Regulations.

Fiscal Audit

R Part 903.7 9 (p)]

____ Yes ____ No: Is the PHA required to have an

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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 N/A

[24 CFR Part 903.7 9 (q)]

Options from component 17: Section 8 Only PHAs are not required to complete this component.
Performing and small PHAs are not required to complete this component.

Yes No: Is the PHA engaged elsewhere in this PHA Plan?

What types of asset management activities will the PHA undertake? (select all that apply)

Not applicable
 Private management
 Development-based
 Other: (list below)

Yes No: Has the PHA ir

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 E** (NJ46E01.doc)
2000 Annual Plan Page 57
JD 50075 Provided below:

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

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

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

Consolidated Plan
Location: (provide name
Monmouth County

The PHA has taken the
following steps to ensure
the accuracy of this PHA Plan
in the Consolidated Plan
jurisdiction: (select all
that apply)

The PHA has
included its statement of needs
for all families in the jurisdiction
in the Consolidated Plan
to address 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)

See Attachment "F" (NJ46f01.doc)

Other: (list below)

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

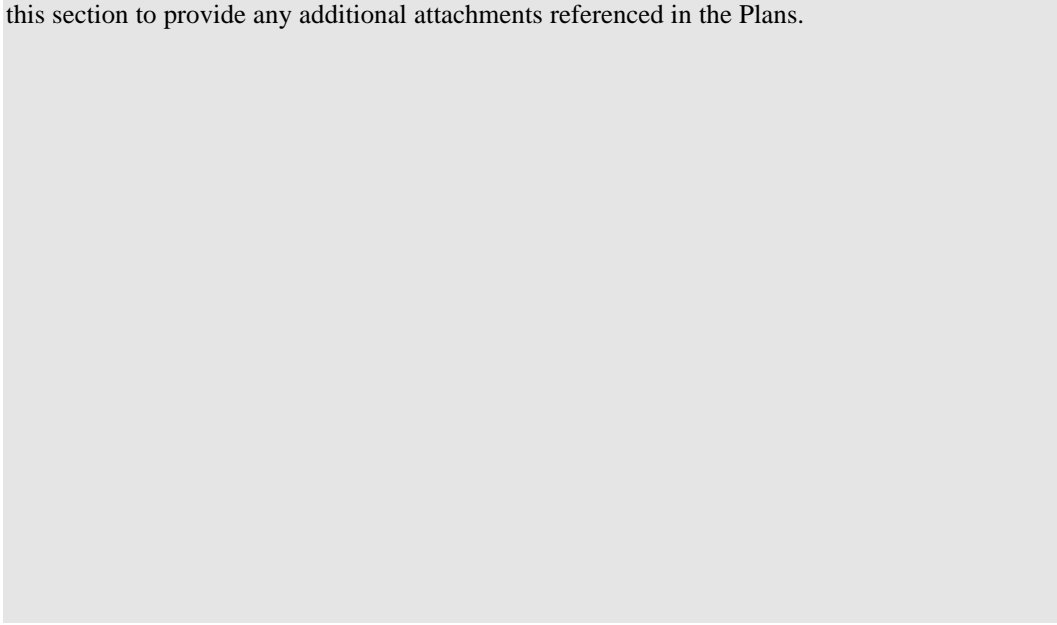
See Attachment "F" (NJ46f01.doc)

this section to provide any additional information requested by HUD.



Attachments

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



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OMB Approval No: 2577-0226
Expires: 03/31/2002

Attachment A

RED BANK HOUSING AUTHORITY AGENCY PLAN --EXECUTIVE SUMMARY--

The Red Bank Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

As indicated, the Authority has adopted the following mission of HUD: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The plans, statements, and policies set forth and/or referenced in this Agency Plan all lead toward the accomplishment of the Authority's goals and objectives as outlined under Section B of the 5 Year Plan. The highlights of the major initiatives of the Authority's Agency Plan are as follows:

1. The Authority seeks to implement an outreach program to attract new landlords to participate in the Section 8 program;
2. The Authority seeks to apply for additional rental vouchers in order to provide assistance to more participants.
3. The Authority seeks to maintain public housing vacancies at zero.
4. The Authority seeks to renovate/modernize public housing sites.