

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

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# PHA Plans

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

**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:** Atlantic City Housing Authority and Urban Redevelopment Agency

**PHA Number:** NJ 014

**PHA Fiscal Year Beginning: (mm/yyyy)** 04/2000

### 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)

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)

Public library.

**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)  
The Atlantic City Housing Authority and Urban Redevelopment Agency is dedicated to providing this community with quality, affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide livable communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visibly striving to make gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities: **HOPE VI – Shore Park/Shore Terrace; apply for HOPE VI funds for Stanley Holmes ext. (164 units).**
  - Acquire or build units or developments - **Assisted Living Units, turnkey construction and acquisitions and rehabilitation programs.**
  - Other (list below)

- PHA Goal: Improve the quality of assisted housing
  - Objectives:
    - Improve public housing management: (PHAS score)
    - Improve voucher management: (SEMAP score) **Including outreach to landlords off island. First scoring occurs on 3/31/00.**
    - Increase customer satisfaction:
      - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
      - Renovate or modernize public housing units: **as per 5-Year Comprehensive Grant Plan approved by HUD and Capital Plan to be approved with this submission.**
      - Demolish or dispose of obsolete public housing: **214 units**
      - Provide replacement public housing: **214 units**
      - Provide replacement vouchers:
      - Other: (list below)

- PHA Goal: Increase assisted housing choices
  - Objectives:
    - Improve voucher mobility counseling:
    - Conduct outreach efforts to potential voucher landlords
    - Increase voucher payment standards – **increased to 10% of FMR on 12/1/99.**
    - Implement voucher homeownership program:
    - Implement public housing or other homeownership programs: **place 12 resident families per year in lease-purchase or direct purchase homeownership units.**
    - Implement public housing site-based waiting lists: **for HOPE VI replacement housing sites.**
    - 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: **through the HOPE VI program**
    - Implement public housing security improvements:

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) - **Designate all elderly buildings except Jeffries.**
- Other: (list below)  
**Keep public housing sites free from drugs and violent crime.**

**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 services that lead to employment through the use of grant fund e.g. EDSS, HOPE VI, etc.**  
**Have 100 residents graduate from the GED program during the life of the current EDSS grant.**  
**Prepare 50 residents for employment under EDSS.**  
**Increase the number of Shore Park/Shore Terrace residents that are employed by 20% in the year 2000 and 25% each year thereafter.**  
**Place 38 residents in employment during the first year of the EDSS grant.**
  - Provide or attract supportive services to improve assistance recipients' employability: - **Expand FSS services.**  
**Provide childcare services for half of the residents in the EDSS program.**  
**Provide community and supportive services to 186 households at Shore Park/Shore Terrace.**  
**Provide 30 residents with transportation to training.**
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
**Provide homemaker and housekeeping services to 110 elderly and disabled residents per year.**  
**Provide personal assistance services to 35 residents per year.**
  - Other: (list below)  
**Expand Section 3 activities especially under the HOPE VI program.**

**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)

**Undertake measures to ensure accessible housing to persons with disabilities wherever financially feasible.**

**Initiate direct advertisements in Asian area publications when waiting list is reopened.**

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

**Annual PHA Plan**  
**PHA Fiscal Year 2000**  
 [24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

**Not Required**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Resident Advisory Board Comments**

**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
- FY 2000 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
- FY 2000 Capital Fund Program 5 Year Action Plan - **included in Sect. 7A (2), page 34.**
- Public Housing Drug Elimination Program (PHDEP) Plan – **included in Section 13 D, page 56.**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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	5 Year and Annual Plans



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
<b>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	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
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	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
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	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
<b>X</b>	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
<b>X</b>	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 renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	750	4	3	3	2	3	2
Income >30% but <=50% of AMI	750	3	3	3	2	3	2
Income >50% but <80% of AMI	400	3	3	3	2	3	2
Elderly	150	4	1	2	5	1	2
Families with Disabilities	100	4	3	2	5	1	2
Race/Ethnicity White	380	3	3	3	2	3	2
Race/Ethnicity African American	1235	3	3	3	2	3	2
Race/Ethnicity Asian American	95	3	3	3	2	3	2
Race/Ethnicity Hispanic	190	3	3	3	2	3	2

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: FY 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study **Housing Master Plan for the City of Atlantic City, NJ**  
Indicate year: 95
- Other sources: (list and indicate year of information)  
Atlantic County's 1999 Continuum of Care for the Homeless

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	521		
Extremely low income <=30% AMI	393	75.2	
Very low income (>30% but <=50% AMI)	107	20.5	
Low income (>50% but <80% AMI)	21	4	
Families with children	278	53.4	
Elderly families	47	9	
Families with Disabilities	134	25.7	
White	56	10.7	
Black	381	73.1	
American Indian Native Alaskan	6	1.2	
Asian/Pacific Islander	3	.6	
Hispanic	62	11.9	
Other	13	2.5	

<b>Housing Needs of Families on the Waiting List</b>			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	17	3.3	27
1 BR	226	43.4	81
2 BR	171	32.8	22
3 BR	98	18.8	3
4 BR	8	1.5	1
5 BR	1	.1	0
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 3 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1539		
Extremely low income <=30% AMI	1085	70.5	
Very low income (>30% but <=50% AMI)	389	25.3	
Low income (>50% but <80% AMI)	65	4.2	
Families with children	1128	73.3	
Elderly families	63	4	
Families with Disabilities	216	14	

<b>Housing Needs of Families on the Waiting List</b>			
White	115	7.5	
Black	1294	84	
American Indian Native Alaskan	6	.4	
Asian or Pacific Islander	5	.3	
Hispanic	113	7.3	
Other	6	.4	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	58	3.7	Not Available
1BR	353	22.9	Not Available
2 BR	543	35.3	Not Available
3 BR	440	28.6	Not Available
4 BR	129	8.4	Not Available
5 BR	15	1	Not Available
5+ BR	1	.1	Not Available
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 13			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**C. Strategy for Addressing Needs**

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

Continue to serve the needs of very low income families by increasing Section 8 lease-up rates and ensuring access to all eligible families in the jurisdiction. Increase the number of affordable units in Atlantic City. Ensure access to the disabled and elderly as well as to minorities currently underserved. Needs are clearly demonstrated by the Consolidated Plan and the waiting list.

**(1) Strategies**

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction – **Increased by 10% of FMR effective 12/01/99.**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community **through the creation of mixed - finance housing through the purchase of units from CRDA**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing - **ACHA already exceeds federal target.**
- 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 – **The Authority provides exemptions as required by Federal regulations.**
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**The Authority provides exemptions as required by Federal regulation.**

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available – **ACHA has been awarded 75 mainstream housing vouchers for the disabled.**
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs – **Initiate direct advertisements in Asian area publications when waiting list is reopened.**
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**



Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$ 5,750,000	
b) Public Housing Capital Fund	\$ 3,920,000	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
c) HOPE VI Revitalization	\$35,000,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 4,200,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 400,000	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 200,000	
h) Community Development Block Grant	\$ 190,000	Homemakers Service Program
i) HOME		
Other Federal Grants (list below)		
<b>Development</b>	\$15,000,000	Turnkey, Acquisition and Rehabilitation and Assisted Care
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$ 3,000,000	To support the operations of the Authority.
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$ 67,660,000	

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

When families are within a certain number of being offered a unit: (state number) **100**

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

**Within 60 days of the application filing. Information is reverified if it is over 90 days old.**

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)

Credit report.

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)

**35 N. Pennsylvania Ave.**

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? **3\***  
**ACHA will be submitting Mixed-Finance proposals for at least three of the replacement HOPE VI developments (214 units) for Shore Park/Shore Terrace. It is anticipated that the units will be part of as many as ten mixed income communities that will be developed over the next four years. ACHA is requesting permission to use site-based waiting lists for all of them.**

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**

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

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)

**35 N. Pennsylvania Ave.**

**A new management company will be responsible for leasing the units. Once the management office(s) are opened, interested persons may apply there.**

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

#### **(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies  
 Overhoused  
 Underhoused  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)  
In cases of reasonable accommodation or domestic violence.  
Transfers will be accepted one for every 10 vacant units to be filled from the waiting list.  
 Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Those previously enrolled in educational, training, or upward mobility programs  
(*graduates of programs*)
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

**Targeted funding preferences for:**

- Disabled Veterans**
- Frail Elderly**
- Shelter Plus Care**
- Family Reunification**

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (**2 - those continuously employed for 12 months or those that work in Atlantic City**)
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction (**2 -those that work in Atlantic City**)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials (Pre-Occupancy Training)
- 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:  
**ACHA will adopt the use of site-based waiting lists for the 214 HOPE VI replacement units for the Shore Park/Shore Terrace developments. It is anticipated that as many as ten lists will be needed for the separate developments.**
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:  
**Buzby Homes and Stanley Holmes Village**
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- 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:  
**Buzby Homes and Stanley Holmes Village**

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

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

## B. Section 8

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

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

### (1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)  
No eviction from public housing during the last three years.  
No family member may have engaged in or threatened abusive or violent behavior towards ACHAURA personnel at any time.
- 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 (if requested)
- 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 the waiting list is open, applications are accepted at 35 N. Pennsylvania Ave.  
Special accommodations may be made for the disabled.**

**(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:

**Extended hospitalization.**  
**Family made a reasonable effort to locate a unit.**  
**Accessibility issues prevented family from identifying a unit.**

**(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 that is part of a Federal, state or local government action.  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

- 1 Date and Time

Former Federal preferences

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

- 2 Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

**Loss of eligibility for federal or state assistance.**

**Exemption if the minimum rent will result in eviction.**

**Income decrease due to loss of employment.**

**Increase in expenses due to medical, child care, transportation, education or similar needs.**

**Death in the family.**

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

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

**There is a pilot program for public housing residents that are included under the FSS program.**

**(2) Flat Rents**

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

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

**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)
  - Availability of suitable vacant units below the payment standard.
  - Quality of units selected by residents.

**(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)

**Loss of eligibility for federal or state assistance.**

**Exemption if the minimum rent will result in eviction.**

**Income decrease due to loss of employment.**

**Increase in expenses due to medical, child care, transportation, education or similar needs.**

**Death in the family.**

## **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:



**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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
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: (list below)
- (2) Section 8 Management: (list below)

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

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

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

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

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

Select one:

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

**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**

**FY of Grant Approval: (4/2000)**

**Original Annual Statement**

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-GCP Funds	
2	1406 Operations	\$183,000
3	1408 Management Improvements	69,000
4	1410 Administration	359,000
5	1411 Audit	1,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	308,974
8	1440 Site Acquisition	
9	1450 Site Improvement	353,560
10	1460 Dwelling Structures	1,004,082
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	500,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	878,770
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$3,657,386</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

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

Development Number/Name HA-Wide	General Description of Major Work Categories	Account Numbers	Total Estimated Cost
NJ14-2 STANLEY HOLMES EXTENSION	APARTMENT AIR CONDITIONING	1460	\$ 109,273
NJ 14-3 BUZBY VILLAGE	APARTMENT AIR CONDITIONING	1460	82,000
NJ14-4 STANLEY HOLMES VILLAGE	APARTMENT AIR CONDITIONING	1460	185,827
NJ14-5A ALTMAN TERRACE	APARTMENT AIR CONDITIONING	1460	216,500
NJ14-5B INLET TOWER	APARTMENT AIR CONDITIONING	1460	170,500
NJ14-6A SHORE PARK HIGH-RISE	APARTMENT AIR CONDITIONING	1460	187,982
NJ14-8 SCATTERED SITES	APARTMENT AIR CONDITIONING	1460	52,000
PHA-WIDE	REMOVE BALANCE OF UNDERGROUND OIL TANKS AT VARIOUS SITES	1450	353,560
PHA-WIDE	PHYSICAL IMPROVEMENT SUBTOTALS		1,357,642
PHA-WIDE	OPERATIONS	1406	183,000
PHA-WIDE	MANAGEMENT IMPROVEMENTS: AGENCY PERFORMANCE MONITORING SYSTEM	1408	8,000

PHA-WIDE	PREOCCUPANCY TRAINING & HOUSEKEEPING INSPECT	1408	37,000
PHA-WIDE	STAFF TRAINING & COMPUTER ENHANCEMENTS	1408	24,000
	SUPPLEMENTAL SECURITY (NOT OFF DUTY POLICE)		-
	ADMINISTRATION AND COST OF AUDIT	1410	360,000
PHA-WIDE	FEES AND COSTS:		
	PREPARATION OF PLANS AND SPECIFICATIONS, COST OF INSPECTIONS (INCLUDES STUDY OF BUZBY VILLAGE RADIATORS AND HANDICAP ACCESSIBILITY FOR HIGH RISE	1430	308,974
PHA-WIDE	MOD USED FOR DEVELOPMENT:		
	SUPPORT FOR HOPE VI	1498	500,000
	SUPPORT FOR ASSISTED HOUSING DEVELOPMENT	1498	378,770
	NONDWELLING STRUCTURES IMPROVEMENTS TO NEWLY ACQUIRED ADMINISTRATION, CENTRAL MAINTENANCE AND TRAINING CENTER	1470	500,000
	TOTAL AMOUNT OF ANNUAL GRANT		\$ 3,657,386

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name  HA-Wide Activities	All Funds Obligated  (Quarter Ending Date)	All Funds Expended  (Quarter Ending Date)
NJ14-2	09/30/2001	09/30/2002
NJ14-3	09/30/2001	09/30/2002
NJ14-4	09/30/2001	09/30/2002
NJ14-5A	09/30/2001	09/30/2002
NJ14-5B	09/30/2001	09/30/2002
NJ14-6A	09/30/2001	09/30/2002
NJ14-8	09/30/2001	09/30/2002
PHA-WIDE	09/30/2001	09/30/2002

**(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)



**Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.

Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.

Note: PHA's 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
NJ14-2	STANLEY HOLMES EXTENSION	15	9%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
(PRORATIONS MADE TO STANLEY HOLMES VILLAGE ALSO)			
ACCESS DOORS		\$ 41,440	04/01/2001
PICKUP TRUCK		7,400	04/01/2001
CUSHMAN FOR SEWER MACHINE		4,400	04/01/2001
VENTILATION GRATES		3,700	04/01/2001
SIDEWALK REPAIRS		9,250	04/01/2001
ADMINISTRATION BUILDING SINKS/TOILETS/SHOWER		925	04/01/2001
OUTLET & LIGHT FIXTURE IN CRAWL SPACES		5,550	04/01/2001
PAINT APARTMENTS		235,000	04/01/2002
Total estimated cost over next 5 years		\$307,705	

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.

Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.

Note: PHA's 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
NJ14-3	BUZBY HOMES	4	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE DETERIORATING CEILINGS/INSULATE		\$ 478,000	04/01/2001
CLOTHES LINE POLES		25,000	04/01/2001
REPAIR FLOORING		122,000	04/01/2001
NEW OUTSIDE SPIGOTS		20,000	04/01/2001
LARGER ADDRESS NUMBERS		1,500	04/01/2001
NEW SPEED LIMIT SIGNS		2,000	04/01/2001
PORCH ROOFS		122,000	04/01/2001
APARTMENT AIR CONDITIONING		81,000	04/01/2004
BOILER AND MECHANICAL ROOM UPGRADES		64,571	04/01/2002
PAINT APARTMENTS		176,841	04/01/2003
Total estimated cost over next 5 years		\$ 1,092,912	

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.

Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.

Note: PHA's 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
NJ14-4	STANLEY HOLMES VILLAGE	21	8%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
(PRORATIONS MADE TO STANLEY HOLMES EXTENTION ALSO)			
ACCESS DOORS		\$ 70,560	04/01/2001
PICKUP TRUCK		12,600	04/01/2001
CUSHMAN FOR SEWER MACHINE		7,560	04/01/2001
VENTILATION GRATES		6,300	04/01/2001
SIDEWALK REPAIRS		15,750	04/01/2001
ADMINISTRATION BUILDING SINKS/TOILETS/SHOWER		1,575	04/01/2001
OUTLET & LIGHT FIXTURE IN CRAWL SPACES		9,450	04/01/2001
PAINT APARTMENTS		400,000	04/01/2004
Total estimated cost over next 5 years		\$ 523,795	

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.

Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.

Note: PHA's 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
NJ14-5A	ALTMAN TERRACE	14	7%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
BOILER ROOM REPAIRS (SUPPLEMENTS EARLIER FUNDING)		\$ 20,000	04/01/2001
HANDICAP ACCESSIBLE PUBLIC BATHROOM		10,000	04/01/2001
AIR CONDITIONING IN LAUNDRY ROOM		2,500	04/01/2001
COMMON AREA WINDOW CLEANING		10,000	04/01/2001
APARTMENT AIR CONDITIONING		125,000	04/01/2001
PAINT APARTMENTS		199,216	04/01/2001
Total estimated cost over next 5 years		\$ 366,716	

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.

Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.

Note: PHA's 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
NJ14-5B	INLET TOWER	10	6%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
HEAT PUMPS – VARIOUS UNITS		\$ 10,000	04/01/2001
COMPRESSOR		1,000	04/01/2001
PARK BENCHES		10,000	04/01/2001
HEATING SYSTEM		50,000	04/01/2001
NEW MAIL BOXES		5,000	04/01/2001
GENERATOR		40,000	04/01/2001
HANDICAP ACCESSIBLE LOBBY RESTROOMS		10,000	04/01/2001
REARRANGE LAUNDRY ROOM DUCTWORK		10,000	04/01/2001
LOBBY HEAT		10,000	04/01/2001
PA & ENTRY GUARD SYSTEM		175,000	04/01/2001
APARTMENT AIR CONDITIONING		103,000	04/01/2001
WATERPROOFING AND EXTERIOR REPAIRS		1,100,000	04/01/2003
Total estimated cost over next 5 years		\$ 1,524,000	

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.  
 Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.  
 Note: PHA's 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
NJ14-6A	SHORE PARK HIGH RISE	8	5%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
DOOR SWEEPS		\$ 8,000	04/01/2001
WINDOW CLEANING		10,000	04/01/2001
HADICAP ACCESSIBLE PUBLIC AREA BATHROOM & ACCESS TO MANAGER'S OFFICE		84,770	04/01/2001
APARTMENT AIR CONDITIONING		276,000	04/01/2004
Total estimated cost over next 5 years		\$ 378,770	

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.  
 Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.  
 Note: PHA's 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
NJ14-7	JEFFRIES TOWER	8	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
WINDOW REPLACEMENT – ENTIRE BUILDING		\$ 2,077,142	04/01/2002
Total estimated cost over next 5 years		\$ 2,077,142	

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

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

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NJ14-8	SCATTERED SITES	39	0%
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
APARTMENT AIR CONDITIONING		\$ 26,000	2001
REPAIR DOORWAYS		7,800	2001
EXTERIOR UNIT LIGHTING		1,950	2001
INSULATE CEILINGS		29,250	2001
SECURITY COVER ON GAS METER		500	2001
REPLACE HEATING UNITS		156,000	2001
BATHROOM RENOVATIONS AND REPLACE KITCHEN SINKS		62,400	2001
REPLACE HOT WATER HEATERS		19,500	2001
PURCHASE SMALL CLOSE WORK VAN		20,000	2003
<b>Total estimated cost over next 5 years</b>		<b>\$ 323,400</b>	



**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.  
 Complete a table for PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary.  
 Note: PHA's 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
N/A	PHA WIDE	0	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>MANAGEMENT IMPROVEMENTS: ACCOUNT 1408</b>			
AGENCY PERFORMANCE MONITORING SYSTEMS		\$ 32,000	04/01/2001
PREOCCUPANCY TRAINING/HOUSEKEEPING INSPECTIONS		\$ 154,000	04/01/2001
COMPUTER TRAINING/ENHANCEMENTS		\$ 90,000	04/01/2001
TOTAL MANAGEMENT IMPROVEMENTS 2001-2004		\$ 276,000	
		=====	
NONDWELLING STRUCTURES: ACCOUNT 1470			
IMPROVEMENTS TO PHA NEWLY ACQUIRED PROPERTY TO CREATE ADMINISTRATION, CENTRAL MAINTENANCE AND TRAINING FACILITY		\$ 1,500,000	04/01/2001
OPERATIONS: ACCOUNT 1406		\$ 732,000	04/01/2001
ADMINISTRATION: ACCOUNT 1410		\$ 1,440,000	04/01/2001
FEES AND COSTS: ACCOUNT 1430			
PREPARATION OF PLANS AND SPECIFICATIONS AND COSTS OF INSPECTIONS		\$ 1,235,896	04/01/2001

MOD USED FOR DEVELOPMENT: ACCOUNT 1498		
SUPPORT FOR HOPE VI PROGRAM	\$ 1,500,000	04/01/2001
REPLACEMENT RESERVE: ACCOUNT 1490	\$ 1,351,208	04/01/2004
Total estimated cost over next 5 years	\$ 8,035,104	

## 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: Shore Park, Shore Terrace
2. Development (project) number: 014-6A, 6B
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:
- Shore Park, Shore Terrace – HOPE VI Activities

- 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:
- Rehabilitation Program 14-11 (25 units)
- Turnkey Program 14-12 (39 units)
- 48 units of assisted living

## 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.)

HOPE VI demolition/disposition activities will take place in Year 2 of the 5-Year Plan. The demolition plan approval will be part of the approval of the revitalization plan under HOPE VI. A disposition application will be submitted for the same project.

### 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Shore Park, Shore Terrace 1b. Development (project) number: 014 -6A, 6B
2. Activity type: Demolition <input checked="" 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>05/27/99 – HOPE VI</u> Disposition to be submitted in late 2000.
5. Number of units affected: 214 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2002 b. Projected end date of activity: 2003

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development names: Altman Terrace, Inlet Tower, Shore Park (hi rise) 1b. Development (project) numbers: 014-5A, 014-5B, 014-6A
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: (12/31/00)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 410 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.

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

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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



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

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

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

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

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

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

### **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. )

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

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

### C. Welfare Benefit Reductions

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

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

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

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

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA use 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
- 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**

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

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

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

**Section 1: General Information/History**

**A. Amount of PHDEP Grant \$358,160.00**

**B. Eligibility type (Indicate with an "x")**      N1 \_\_\_\_\_ N2 \_\_\_\_\_      R   X  

**C. FFY in which funding is requested FY 2000**

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

*The ACHA intends to target approximately 1,400 residents in our targeted developments. Our PHDEP program will place continued emphasis on education (adult & youth), job skills training, job placement, youth programming, our entrepreneurship program, substance abuse treatment and the hiring of two security guards to increase our Security staff. Each program collateralizes the long-term neighborhood stabilization activities, and the neighborhood stabilization program collateralizes the human and financial investment made in each program.*

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Population to be Served within the PHDEP Target Area(s)</b>
Walter J. Buzby Village (NJ 14-3)	122	358
Stanley S. Holmes Village (NJ 14-2 & 14-4)	433	822
Shore Park Low Rise (NJ 14 -6)	144	600
Shore Terrace (NJ 46-2)	70	177
Scattered Sites (NJ 14-8)	39	117

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

**6 Months** \_\_\_\_\_      **12 Months** x \_\_\_\_\_      **18 Months** \_\_\_\_\_      **24 Months** \_\_\_\_\_  
**Other** \_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

<b>Fiscal Year of Funding</b>	<b>PHDEP Funding Received</b>	<b>Grant #</b>	<b>Fund Balance as of Date of this Submission</b>	<b>Grant Extensions or Waivers</b>	<b>Anticipated Completion Date</b>
FY 1995	x	6	Closed Out	NA	NA
FY 1996	x	7	Closed Out	NA	NA
FY 1997	x	8	Closed Out	NA	NA
FY1998	x	9	\$211,773.18	NA	08/15/00
FY 1999	Just Awarded	10	\$363,782.00	NA	10/31/00

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Our PHDEP proposal for FY 2000 will address the following needs of our residents: youth programming with major emphasis on our 14 – 18 age group, job skills training with supportive services, job skills placement with case management, implementation of our entrepreneurship program, sustaining our partnership with AtlantiCare to provide substance abuse treatment and increasing our security staff to curtail drug trafficking and loitering. Our overall objective is to bridge the gap by linking ACHA residents to the existing supportive services and implementing some of the services on site. Thereby providing ACHA residents with the tools essential to enhance their quality of life. We are working diligently with our local agencies to provide a continuum of care without a overall duplication of services. Bi-monthly meetings are scheduled to address the needs of the programs provided. Evaluation of the PHDEP Program will focus on the success of the goals and objectives as well as the desired outcomes. Each participant will complete a an exit survey as well.

## B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

<b>FY 2000 PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	<b>\$67,500.00</b>
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	<b>\$240,660.00</b>
9170 - Drug Intervention	
9180 - Drug Treatment	<b>\$50,000.00</b>
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	<b>\$358,160.00</b>



### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)	<b>NA</b>						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$67,500.00</b>	
Goal(s)	To maintain services of two ACHA security guards hired with PHDEP funds						
Objectives	To increase surveillance of ACHA targeted properties via surveillance equipment that is centrally located and mobile patrols.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.monitor surveillance cameras			4/1/00	3/31/01	\$33,750	\$168,750	Quicker response time to incidents
2.mobile patrols			4/1/00	3/31/01	\$33,750	\$168,750	Decrease in the number of vandalized units and loitering
3.							

<b>9130 - Employment of Investigators</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)	<b>NA</b>						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							

<b>9140 - Voluntary Tenant Patrol</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)	NA						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

<b>9150 - Physical Improvements</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)	NA						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

<b>9160 - Drug Prevention</b>						<b>Total PHDEP Funding: \$225,660.00</b>	
Goal(s)							
Objectives	<ol style="list-style-type: none"> <li>1. to provide outreach and assessment to ACHA residents</li> <li>2. to have 25 residents graduate from the GED component of the Adult Basic Education/Job Skills Training</li> <li>3. to place 15 residents in quality family sustaining jobs</li> <li>4. to have 4 resident owned businesses started and operational</li> <li>5. to provide quality cultural, recreational and education youth programming at each family site</li> </ol>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Adult Basic Education	50	Adults-Family Sites	04/15/00	03/31/01	\$47,830	0	To have 20 residents graduate from program
2. Job Skills Training	50	Adults-Family Sites	05/1/00	03/31/01	\$52,830	0	To have 15 residents graduate from program
3. Entrepreneurship	15	Adults-Family Sites	06/1/00	11/30/00	\$25,000	\$80,000	To have 4 residents graduate from program
4. Youth Program	110	Youth	04/1/00	03/31/01	\$100,000	0	Increased # of youth participants at each development

<b>9170 - Drug Intervention</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)	NA						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

<b>9180 - Drug Treatment</b>						<b>Total PHDEP Funding: \$50,000.00</b>	
Goal(s)	To reduce drug testing by 25% agency wide						
Objectives	To provide substance abuse treatment and counseling which would include the following: assessments, referrals for inpatient care, urine drug screening (this is absolute for job placement), case management for residents in treatment, mental health assessments and counseling along with medication monitoring and transportation as needed.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. resident assessments	200	All units	04/1/00	03/31/01	\$7,142.85	\$50,000	
2. referrals for inpatient care	200	Family sites	06/1/00	05/30/01	\$7,142.85	\$50,000	
3. Urine drug testing	200	All participants in Adult Basic Education Program	05/1/00	03/31/01	\$7,142.90	\$50,000	
4. case management	200		04/1/00	03/31/01	\$7,142.85	\$50,000	
5. mental health assessment & counseling	200		07/1/00	03/31/01	\$7,142.85	\$50,000	
6. medication monitoring	200		07/1/00	03/31/01	\$7,142.85	\$50,000	
7. transportation	200		05/1/00	03/31/01	\$7,142.85	\$50,000	

<b>9190 - Other Program Costs</b>						<b>Total PHDEP Funds: \$15,000.00</b>	
Goal(s)	To evaluate the implementation and effectiveness of the PHDEP plan						
Objectives	To evaluate the PHDEP plan quarterly						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. reviewing desired outcomes			7/15/00	3/31/01	15,000		Participation in PHDEP programming
2.							

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	Activities 1, 2	\$67,500.00	Activity 1, 2	\$67,500.00
9130				
9140				
9150				
9160	Activities 1 – 4	\$225,660.00	Activities 1 – 4	\$225,660.00
9170				
9180	Activities 1 – 7	\$50,000.00	Activities 1 – 7	\$50,000.00
9190	Activities 1	\$15,000.00	Activities 1	\$15,000.00
<b>TOTAL</b>		<b>\$358,160.00</b>		<b>\$358,160.00</b>

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

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

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

Attached at Attachment (File name)

Provided below:

## **SUMMARY OF AGENCY PLAN PUBLIC HEARING COMMENTS**

**FEBRUARY 3, 2000**

**Ken Goldman, Attorney, Cape Atlantic Legal Services:** Ken Goldman stated that he was going to discuss some of the concerns of the Resident Advisory Board. The Board would not be testifying because they would be submitting written comments that incorporate some of the public comments. Mr. Goldman's first comment was that due to the template form of submission there were not enough quantifiable measures of success listed in the 5-Year Plan. Mr. Goldman was most concerned with the CSS activities. There are goals listed in relation to economic self-sufficiency and welfare to work. They need more detail in terms of target goals.

**Response:** More detailed goals were included in the 5-Year Plan in relation to CSS activities.

Concerns were raised about the Admissions Policy in that it has gotten away from the former federal preferences. The greatest need in Atlantic City is for housing for low-income families. If working families are to be targeted, then the lower income working poor should be the priority. Mr. Goldman asked that the flat rent policy be clarified. In addition, Mr. Goldman asked that the possibility of instituting discretionary deductions for extraordinary expenses be explored.

**Response:** The Admissions Policy reflects changes in HUD thinking that the inclusion of working families in public housing is desirable. The Authority currently exceeds the federal targeting requirement for families at or below 30% of the area median income. The ACOP addresses the admission of the very poor at the same time ACHAURA strives to assist helping current residents to move towards self-sufficiency through FSS, HOPE VI, EDSS and other Authority programs.

**Eunice Ford, Resident:** Addressed the issue of designating some of the elderly high rise buildings as senior only. Ms. Ford felt the having young disabled residents in the same buildings with seniors caused problems. She asked that young disabled residents be given their own housing.

**Carlos Adino, Resident:** Spoke in favor of the disabled and the elderly residing in the same buildings. Mr. Adino felt that he got positive feedback from residents that currently live under these conditions. In addition, he asked that affordable housing be maintained for those that currently reside there and those that need it. Units are especially needed for singles.

**Gene Terkelsen:** Spoke in favor of the disabled (especially the mentally ill) living in senior buildings. She felt that Section 8 vouchers were not an answer. Must maintain public housing for those that cannot take advantage of casino industry or other jobs being offered.

**John McLernon, Atlantic County:** Give those with psychiatric disabilities equal consideration to the elderly in public housing.

**Response:** ACHAURA will extend its planned submission date of the designated housing plan to 12/00. The Authority will conduct a survey of the three sites under consideration for designated housing and will prepare an application if an affirmative response is received from any one of the targeted developments. Those developments that do not desire designated housing will be not be included. All affected parties will be allowed to have input into the plan prior to its submission.

**Joan Walker-Frazier, President Resident Advisory Board:** The Resident Advisory Board will submit comments after the public hearing. That would allow the Board to see what questions and concerns the residents have.

**RECOMMENDATIONS AND COMMENTS  
RESIDENT ADVISORY BOARD  
ATLANTIC CITY HOUSING AUTHORITY**

Comment: The Plans Draft does not indicate that copies of the plan were available for view in each sites managers office and also the Atlantic City Library.

1. Answer: *The plan locations were advertised prior to the comment period in the Atlantic City Press as being available at all site management offices and copies of the notice was posted in administrative offices of the Housing Authority and in each*

*site management office. We have also placed the plan in the Atlantic City Library. The final copy of the PHA plan accurately reflects the posted locations.*

Comment: Table of contents is not consistent with how the categories are numbered at the top of the page.

2. Answer: *The final copy of the plan is properly numbered..*

Comment: Under Table of Contents there's no numbers for pages.

3. Answers: *The final copy of the plan is properly paged.*

Comment: The R.A. B was advised the analysis for the Flat Rent was not completed. However you indicated in the plan the Flat Rent Policy was included in the HA Admission & Occupancy.

4. Answer: *The Flat Rent policy has been adopted by the Board of Commissioners as of 12/27/99. The policy states the methodology under which the flat rents will be implemented and offered to families as a family choice of rents. The Housing Authority has contracted for services for the calculation of schedule of flat rents and an update of the current ceiling rent calculations.*

Comment: Why was the Drug Elimination Program not included as one of the documents available for review?

5. Answer: *The Drug Elimination Program application for FYE 1999 – 2000 and FYE 2000 – 2001 were a part of the supporting documents made available for public review.*

Comment: The R.A. B. recommends the U.S. Census data be included in the HA analysis of Housing Needs.

6. Answer: *The Housing Authority's Housing Needs mirrors the City of Atlantic City Consolidated Plan Housing needs for consistency as required by regulation.*

Comment: The R.A.B. questions that the waiting list for public housing has only been closed 3 months as indicated in the plan. The R.A. B. request documentation verifying how long both the Public Housing and Section 8 waiting list has been closed. Also, when does the HA anticipate to reopen those list.

7. Answer: *The Resident Advisory Board is welcome to obtain a copy of the Board of Commissioners Resolution #6068 of September 30, 1999 closing the waiting list effective October 11, 1999 for public housing and Resolution #5899 of November 12, 1998 opening and closing the waiting list for period November 30, 1998 through December 11, 1998.*



*The Housing Authority opens and closes the waiting list based upon the availability of units and the availability of housing assistance. It is not our desire to give applicants a false hope of receiving assistance when we lack available housing in either category. The procedures for the Housing Authority waiting list management are fully outlined in our admissions and occupancy policy.*

Comment: The R.A.B. will not only expect, but will monitor to assure that this HA acts on exceeding HUD target percentage as indicated.

8. Answer: *The Housing Authority will provide information regarding the HUD targeted percentages when requested by the R.A. B.*

Comment: The R.A.B. recommends an upgrade to non-handicapped units for handicapped residents.

9. Answer: *The Housing Authority currently has an inventory of 36 one bedroom, 3 two bedroom, and 2 three bedroom fully adapted handicapped units in various sites. Additionally, our admissions and occupancy policy contains a service accommodations policy which provides for reasonable accommodations for persons with disabilities who reside in units that are not specifically equipped for the disabled. Upon written request from the resident to the site manager, the request will be investigated and action will be taken provided it does not create an undue financial burden to the Authority. All properties have been surveyed and all 504 accommodations have been satisfied.*

Comment: The R.A.B. request to know the name of the third site that will have a site based waiting list.

10. Answer: *Site based waiting lists are related only to the Hope VI replacement housing sites for Shore Park and Terrace as stated in the PHA plan. We anticipate up to 10 site based waiting lists will be developed for the housing sites to be developed in the 214 replacement housing units. At this time we have not specifically identified any housing sites as we are waiting for HUD approval of our grant agreement and submission of our Revitalization Plan.*

Comment: The R.A. B. recommends the HA extend submission date from 6/30/00 to 9/30/00 for elderly only sites the R.A.B. would like to meet with residents; gather data and analysis.

11. Answer: *The Housing Authority is extending to 12/30/00 the submission of any application for designated housing. The Authority will conduct a survey of the three sites under consideration for designated housing and will prepare an application if an affirmative response is received from any one of the targeted developments.*

*Those developments who do not desire designated housing will be deleted from the application. The survey will be completed by May 1, 2000.*

*The Housing Authority received public comment from members of the public representing the persons with disabilities in the greater Atlantic City and County area.*

*The Housing authority accepts applicants from all persons. However, we must primarily meet the needs of residents of Atlantic City first and we must also consider the needs of the resident population of our housing developments. Numerous residents of our elderly developments have expressed a desire for elderly only buildings in our Board of Commissioner Meetings. It is appropriate for the Housing Authority to consider the needs of our current residents along with the needs of current applicants. Therefore, we will examine the designated housing issue carefully before proceeding with an application as previously stated.*

Comment: The R.A.B. request three number of units in the HA assistant living project. The R.A.B. recommends present public housing residents be given preference for qualified positions, this should include residents of all sites.

12. Answer: *The Housing Authority's proposed assisted living development will consist of 48 units. It is anticipated that the management of the assisted living facility will be by third-party contract. As required by HUD regulations all of our contractors must comply with Section 3 regulations, therefore, hiring qualified residents for employment from any of our housing sites.*

Comment: The R.A.B. request information on the number of Section 8 vouchers the HA intends to increase to.

13. Answer: *The Housing Authority recently received an allocation of 75 mainstream housing vouchers targeted specially for the disabled population. It is anticipated that we will receive 100 housing vouchers specifically designated for the Hope VI development (Shore Park and Terrace).*

Comment: The R.A.B. recommends those persons in transition from welfare to work be targeted.

14. Answer: *The Housing Authority made application for an allocation of welfare to work voucher, however, we were unsuccessful in receiving an allocation. Should the offer be extended again by HUD we will reapply.*

Comment: The R.A.B. recommends rent be based on net income not gross.

15. Answer: *The Housing Authority follows HUD regulations in the calculation of rents specifically, it is required that the rent be calculated based on annual income less the allowable deductions for dependents, elderly or disabled allowances, medical child care and all other mandatory exclusions required by HUD and stated in our admissions and occupancy policy.*

Comment: The R.A.B. is aware that HUD allows discretionary income deduction. As an incentive to work, deduction for transportation also expense for uniforms (with documentation) be considered.

16. Answer: *The Housing Authority currently offers two discretionary income deductions: child support payments and FICA taxes for working residents. It does not plan to consider any additional at this time.*

Comment: Consultants that were hired by A.C.H.A. for the Five Year and Annual Plan did not work with the R.A.B., therefore the R.A.B. was excluded as part of the planning process.

17. Answer: *The Housing Authority consultant met with the Resident Advisory Board on 3 separate occasions to discuss the plan as it was being prepared. The last meeting of 12/9/00 was presented as a community forum on the plan in response to your concern that the authority had not done sufficient outreach to the community. The Authority extended an invitation to 114 persons of all variety of community organizations and included all tenant organizations, executive boards. We had 35 persons in attendance of which 22 were housing authority staff persons, others were representatives of various community groups, the residents and consultants completed the balance. Additionally, the consultants were brought on board very late in the process, October 1999. During the first scheduled meeting, only three residents attended. The consultants asked that the residents get back to them with their concerns and a time for an additional meeting. They were not contacted prior to the second meeting being held.*

*After it became apparent that an Agency Plan was to be developed, the Housing Authority staff, initiated the immediate involvement of the residents commencing with a series of meetings we have documented our efforts to include the resident advisory board in the process. Additionally, several members of your executive*

*board attended a 2 day NAHRO Training on the Agency plan along with Housing Authority staff.*

Comment: The R.A.B. recommends that Homelessness be added as part of all Admissions Preferences to the Five Year and Annual Plan.

*18. Answer: The Housing Authority currently accommodates persons who have been involuntarily displaced as a first priority as stated in our admissions and occupancy policy. We believe that we are able to service the persons who meet the true criteria for homelessness under this category when all other admission criteria is applied.*

Comment: The R.A.B. recommends that the Minimum Rent should reflect as \$0, but resident should be made to enroll and complete a Job Training Program.

*19. Answer: The Board of Commissioners were presented with the option of adopting a "0" rent for residents and have elected to retain the minimum rent with hardship accommodations as stated in our admissions and occupancy policy.*

Comment: The R.A.B. would like an explanation of how A.C.H.A. arrived at Ceiling Rent Policy through Operating Costs plus Debt Service by percentage. The R.A.B. suggest that the "Rental Value" of the unit should be added as part of Arrival of Ceiling Rent.

*20. Answer: The calculations of the current ceiling rent was done as specified in HUD Notice PIH 98-41. Residents were provided with the report of the Authority CPA with the specific methodology utilized as requested on 2/17/00.*

Comment: Designation of Public Housing Activity Description: Through conversations between A.C.H.A. personnel and R.A.B., it was R.A.B.'s understanding that the submission date was two (2) years away, and all concerns of Elderly Only for Altman Terrace, Inlet Towers and Shore Park (hi-rise) would be fully discussed. Nevertheless the R.A.B. disagrees with this Public Housing Activity to make these sites elderly only.

*22. Answer: This comment was previously addressed in #11.*

Comment: R.A.B. recommend that the Drug Elimination Program should be expanded to all P.H.A. sites. With the admittance of younger disabled residents into Senior Sites there is a need for all sites to be included.

23. Answer: *The Authority presently includes PHDEP activities for all housing sites including the elderly sites.*

**LATE IN THE DAY ON FRIDAY, FEBRUARY 25, ADDITIONAL COMMENTS WERE RECEIVED FROM THE RESIDENT ADVISORY BOARD. THIS WAS AFTER THE BOARD OF COMMISSIONERS' MEETING AND APPROVAL OF THE PLAN. THEY COULD NOT BE INCLUDED HEREIN OR RESPONDED TO BY THE BOARD. THEY WILL BE KEPT ON RECORD FOR FUTURE ACTIONS.**

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:

**Additional 5-Year Plan Goals were added and others were quantified.**

**The Designated Housing Plan target submission date is now 12/00. A survey will be conducted to determine the desires of the residents that reside at the sites involved.**

Other: (list below)

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

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

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

#### 3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

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

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

Atlantic City, NJ

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

- 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)  
HOPE VI activities are consistent and being coordinated with homeownership activities that are currently underway in Atlantic City.
- Other: (list below)

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

**Code enforcement in low and moderate income neighborhoods to alleviate blighting.**

**Provision of fair housing counseling.**

**Housing rehabilitation in neighborhoods where ACHA projects will be undertaken.**

**Support for non-profit organization capacity in the 1<sup>st</sup> and 2<sup>nd</sup> Wards.**

**Senior services - chore homemaker services for public housing residents.**

**Substance abuse services to support Atlantic City Youthbuild.**

**Afterschool and summer camp services for Stanley Homes.**

**Youth recreational programs.**

### D. Other Information Required by HUD

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

#### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)



## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				

## **Optional Public Housing Asset Management Table**

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

<b>Public Housing Asset Management</b>						
<b>Identification</b>	<b>Activity Description</b>					
<b>Number and type of units</b>	<b>Capital Fund Program Parts II and III <i>Component 7a</i></b>	<b>Development Activities <i>Component 7b</i></b>	<b>Demolition / disposition <i>Component 8</i></b>	<b>Designated housing <i>Component 9</i></b>	<b>Conversion <i>Component 10</i></b>	<b>Home-ownership <i>Component 11a</i></b>