

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

nj008v01

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Long Branch

PHA Number: NJ008

PHA Fiscal Year Beginning: 07/2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 595

Number of S8 units: 651

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is:

The mission of the Long Branch Housing Authority is to provide safe, decent, attractive, accessible and affordable housing for eligible families and to provide economic development opportunities to improve the quality of life. The Long Branch Housing Authority will also establish and maintain partnerships with residents and public and private entities to this end. The Long Branch Housing Authority is committed to operate in a cost-efficient, ethical and professional manner.

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: apply for 50 vouchers, 10 each year from 2005 to 2009.
 - Reduce public housing vacancies: reduce vacancies by 10%, 2% each year from 2005 to 2009.
 - Leverage private or other public funds to create additional housing opportunities: use tax credits in 2006; apply for a HOPE VI grant in 2005; HMFA bonding pool and money from NJ Natural Gas to develop one of our family sites in 2005 – 2006.

- Acquire or build units or developments: build 160 new units to replace Grant Court (80 units) in 2006 – 2009 and Seaview Manor (40 units) in 2005 – 2008 and 40 affordable and moderate income units in 2005 – 2009.
- Other (list below):

Build new units to replace Garfield Court (132 units) in 2008 – 2009 and build affordable homeownership houses (31 units).

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score) 93 , improve PHAS score from 93 to 100 by improving twp points each year until 2009.
 - Improve voucher management: (SEMAP score) 94 , Improve SEMAP score from 94 to 100 by improving two points per year until 2009.
 - Increase customer satisfaction: On-going training of resident leaders 2005 – 2009; monthly Executive Director meetings for residents to attend 2005 – 2009; quarterly Town Hall meetings for each development with Executive Director and staff 2005 – 2009; continue publication of quarterly newsletter 2005 – 2009; maintain open door policy for residents to meet with staff.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: see the attached Capital Fund reports for modernization improvements and schedule of work.
 - Demolish or dispose of obsolete public housing: 82 units at Grant Court in 2006.
 - Demolish or dispose of obsolete public housing: 162 units at Garfield Court from 2008.
 - Provide replacement public housing: 132 units at Garfield Court from 2008 – 2009.
 - Provide replacement public housing: 40 units at Seaview Manor 2005 – 2007 and 60 units at Grant Court 2007-2009.
 - Provide replacement Vouchers: applied for and received 132 relocation Vouchers in 2006.
 - Provide replacement vouchers: 82 Vouchers 2005 – 2006.
 - Other: (list below)
 1. Demolish maintenance and administration building and rebuild both from 2008 – 2009. Build new recreation center 2008 – 2009.
 2. Provide technical assistance, i.e. mandatory training, to all resident organizations. Encourage and assist residents in organizing tenant associations at all developments including Seaview Manor and Presidential Estates. Ensure resident input in developing policies and procedures. Ensure resident input in planning all capital and other improvements.

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling: 30 families counseled each year, 2005 – 2009.
 - Conduct outreach efforts to potential voucher landlords: 30 landlords contacted each year, 2005 – 2009.
 - Increase voucher payment standards: establish standard at 100 to 105% each year, 2005 – 2009.
 - Implement voucher homeownership program: provide homeownership opportunities to 10 families each year, 2005 – 2009.
 - Implement public housing or other homeownership programs: provide homeownership opportunity to one family each year, 2005 – 2009.
 - Implement public housing site-based waiting lists: Presidential Estates (formerly Grant Court) in 2008 and Garfield Court in 2008.
 - 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: improve by 20%, 5% each year 2005 – 2009.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: improve by 10%, 2% each year 2005 – 2009.
 - Implement public housing security improvements: install new surveillance system in senior complexes, 2005.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families: each year 2006 – 2011 (HOPE VI CSS Program).

- Provide or attract supportive services to improve assistance recipients' employability: Establish Service Provider Partners through CSS Department from 2006 – 2011.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Implement Outreach programs Through Assisted Living and other elderly agencies 2008 – 2009.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- | | | |
|-------------------------------------|---|----|
| <input checked="" type="checkbox"/> | Admissions Policy for Deconcentration (nj008a01) | 44 |
| <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program Annual Statement (nj008b01) | 45 |
| <input type="checkbox"/> | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) | |
| <input checked="" type="checkbox"/> | List of Resident Advisory Board Members (nj008c01) | 54 |
| <input checked="" type="checkbox"/> | List of Resident Board Member (nj008d01) | 54 |
| <input checked="" type="checkbox"/> | Community Service Description of Implementation (nj008e01) | 54 |
| <input checked="" type="checkbox"/> | Information on Pet Policy (nj008f01) | 54 |
| <input checked="" type="checkbox"/> | Section 8 Homeownership Capacity Statement, if applicable (nj008g01) | 55 |
| <input checked="" type="checkbox"/> | Description of Homeownership Programs, if applicable (nj008h01) | 55 |

Optional Attachments:

- | | | |
|-------------------------------------|--|----|
| <input type="checkbox"/> | PHA Management Organizational Chart | |
| <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program 5 Year Action Plan (nj008i01) | 57 |
| <input type="checkbox"/> | Public Housing Drug Elimination Program (PHDEP) Plan | |
| <input checked="" type="checkbox"/> | Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (nj008j01) | 61 |
| <input checked="" type="checkbox"/> | Other (List below, providing each attachment name) | |
| | Progress Report (nj008k01) | 61 |
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Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	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
X	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 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	1,245	5	5	5	N/A	1	N/A
Income >30% but <=50% of AMI	845	5	5	5	N/A	1	N/A
Income >50% but <80% of AMI	826	4	5	5	N/A	1	N/A
Elderly	845	N/A	N/A	N/A	N/A	N/A	N/A
White Non-Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black Non-Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<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	715		73
Extremely low income <=30% AMI	615	86	
Very low income (>30% but <=50% AMI)	84	12	
Low income (>50% but <80% AMI)	16	2	
Families with children	387	54	
Elderly families	328	46	
Families with Disabilities	13	2	
White Non-Hispanic	235	33	
Black Non-Hispanic	362	51	
Hispanic	111	16	
Other	7	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	471	66	
2 BR	169	24	
3 BR	71	10	

Housing Needs of Families on the Waiting List			
4 BR	4	1	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, for non-elderly families.			
If yes:			
How long has it been closed (# of months)? 22 months.			
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: elderly and disabled.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<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	2,703		40
Extremely low income <=30% AMI	1,712	63	
Very low income (>30% but <=50% AMI)	461	17	
Low income (>50% but <80% AMI)	0	0	
Families with children	2,433	90	
Elderly families	173	6	
Families with Disabilities	97	3.5	
White Non-Hispanic	848	31	
Black Non-Hispanic	1,578	58	
Hispanic	264	10	
Other	12	.004	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 22 months 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.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	3,033,000.	
b) Public Housing Capital Fund	1,200,000.	PH Capital Improvement
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,300,000.	Voucher Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization	15,555,249.	PH Capital Improvement
3. Public Housing Dwelling Rental Income	1,500,000.	PH Operations
4. Other income (list below)		
Interest income	130,000.	PH operations
5. Non-federal sources (list below)		
Non-dwelling rental income	34,800.	PH operations
Total resources	28,753,049	

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) 5

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

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

c. If the PHA 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

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? 2

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? All

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- 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:

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below): name and phone number of previous landlords.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below: due to unavailability of rentals in area.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income 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): change in family composition.
- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA’s payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

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:

The Executive Director of the LBHA reports to the seven-member Board of commissioners. The Executive Director has day-to-day operational responsibility for the LBHA. To assist the Director is a staff of subordinate supervisors, among them being a Director of Accounts, a Comptroller, a Director of Maintenance and a Director of Management. All Director positions have a subordinate staff to assist them.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing HOPE VI - CSS	668	134
Section 8 Vouchers	n/a	
Section 8 Certificates	n/a	
Section 8 Mod Rehab	n/a	
Special Purpose Section 8 Certificates/Vouchers (list individually)	132 relocation vouchers due to HOPE VI redevelopment	40
Public Housing Drug Elimination Program (PHDEP)	n/a	
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)

- Admissions and Continued Occupancy Policy
- Pet Policy
- Housekeeping Manual
- Lead-Based Pamphlet
- PHA Lease
- Maintenance Plan

(2) Section 8 Management: (list below)

- Administrative Plan
- HAP Contract

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): Section 8 Office.

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) nj008b01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name nj008i01

-or-

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

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

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

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

1. Development name: Presidential estates and Garfield Court
2. Development (project) number: 012 and 013
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Garfield Court 1b. Development (project) number: 013
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>01/03/08</u>
5. Number of units affected: 162
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/31/07 b. Projected end date of activity: 12/31/08

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.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	

6. Number of units affected:
7. Coverage of action (select one)
- Part of the development
- Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)	

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <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.)

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

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Mothers/Fathers Day Annual Breakfast	30	Specific criteria	PHA Main Office	PHA
Executive Director’s Sleigh Ride	20	Specific criteria	PHA Main Office	Both
CSS Program	668	HOPE VI residents	PHA Main Office	Both
Employment Readiness Job	100	PH Residents	PHA Main Office	Both

Training Program				
Grandparent Support Group	12	Specific criteria	PHA Main Office	PHA
Women's Wellness	15	Specific criteria	PHA Main Office	PHA
Back to School Festival	500	Specific criteria	Local park	Both
College Tour	45	Specific criteria	PHA Main Office	Both
Executive's Scholar Club	15	Specific criteria	PHA Main Office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	20	12 at 02/09/07
Section 8	42	33 at 01/22/08

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA 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)
Woodrow Wilson Homes and Garfield Court

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): Police liaison officer assigned to LBHA by the City.

2. Which developments are most affected? (list below)
Woodrow Wilson Homes and Garfield Court.

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): Police have access to view all developments at Police Headquarters.

2. Which developments are most affected? (list below)
Woodrow Wilson Homes and Garfield Court.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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): Developed a non-profit company (Shore Point) to manage non-PHA properties.

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:
3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 - Candidates were nominated by resident and assisted family organizations
 - Candidates could be nominated by any adult recipient of PHA assistance

- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Long Branch.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below) The PHA will construct a Community Center in Inner City on City Property and City allocates funds to support PHA programs.
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

(a) Conversion to Asset Management

Project-based budgeting and accounting are in place. The management and maintenance reorganization is still in process. The full conversion to asset management is due in 2009.

(b) Compliance with VAWA

HUD has asked housing authorities to amend their annual plans to include a statement about compliance with the Violence Against Women Act of 2005 (VAWA). HUD has yet to issue regulations implementing the act so this attachment is a brief statement of the LBHA's willingness to comply with the provisions of the act and implementing regulations when published.

- The LBHA does presently provide a preference for tenant selection to its public housing and Section 8 voucher programs for victims of domestic violence.
- In case of an action to evict from public housing or to terminate Section 8 assistance, domestic violence will be used as a mitigating factor in the consideration to pursue the action.
- The LBHA will not discriminate against victims of domestic violence in tenant selection decisions for its assisted housing programs.
- The present policies of the LBHA do not prohibit or limit a resident's right to summon police or other emergency assistance in response to domestic violence.
- The LBHA is ready to assist victims of domestic violence with referrals to appropriate agencies.
- The operating policies and procedures of the LBHA will be amended to reflect the above.

(c) Definition of Substantial Deviation and Significant Amendment or Modification

A "substantial deviation" in the Five-Year Plan is defined as any change in the mission statement or any change in the definitions of the goals and objectives.

A "significant amendment or modification" in the Annual Plan is defined as: (a) changes to rent or admission policies or the organization of the waiting list, (b) additions of non-emergency work items or a change in the use of replacement reserve funds under the Capital Fund and (c) any change with regard to demolition, disposition, designation, homeownership or conversion activities.

Attachments

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

Admissions Policy for Deconcentration (nj008a01)

Development	Average Annual Income	85%	115%
Garfield Court	\$12,253.98	\$10,415.88	\$14,092.08
Seaview Manor	20,553.61	17,470.57	23,636.65
Woodrow Wilson	19,068.13	16,207.91	21,928.35
Hobart Manor	18,157.33	15,433.73	20,880.93
Chester Arthur	11,733.44	9,973.34	13,493.34
Kennedy Towers	13,434.60	11,419.41	15,449.79

The average annual income of each of the affected projects falls within the established income range for the project.

FY 2008 Capital Fund Program Annual Statement (nj008b01)

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	-				
2	1406 Operations	-				
3	1408 Management Improvements	246,947			-	
4	1410 Administration	123,473			-	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000.00		-	-	
8	1440 Site Acquisition					
9	1450 Site Improvement	146,638.39		-	-	
10	1460 Dwelling Structures	297,840.00		-	-	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	20,000.00				
13	1475 Nondwelling Equipment	30,000.00		-	-	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P008501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	269,834.61			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,234,733.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	-	-	-	-

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ-8-4	1. Site Improvement	1450	Entire site	75,000.00				
Woodrow Wilson Homes	2. Structural Improvement	1460	Entire site	220,000.00				
NJ-8-6	1. Site Improvements	1450	Entire Site	30,000.00				
Hobart Manor	2. Renovate V. Units	1460	Entire Site	25,000.00				
NJ-8-7	1. Site improvement	1450	Entire site	20,819.19				
Chester Arthur	2. Renovate V.Units	1460	Entire Site	25,000.00				
NJ-8-8	1. Site Improvements	1450	Entire Site	20,819.20				
Kennedy Towers	2. Renovate V.Units	1460	Entire Site	27,840.00				

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide Management Improvements	1. CHAS network/software upgrades	1408		40,000.00				
	2. Community supportive services	1408		95,000.00				
	3. Commissioner, Director and staff training	1408		35,450.00				
	4. Resident initiative programs	1408		76,497.00				
PHA-Wide Administration	1. Administrative Costs	1410		123,473.00				
	1. A/E Services	1430	All work items	100,000.00				
	2. Capital Fund Bond Debt Service	1501	Annual	269,834.61				
	3. Non Dwelling Structures	1470		20,000.00				
	4. Non-dwelling Equipment	1475		30,000.00				
	TOTAL			1,234,733.00				

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program No: NJ39P008501-08 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ-8-4	12/31/10			06/30/12			
NJ-8-6	12/31/10			06/30/12			
NJ-8-7	12/31/10			06/30/12			
NJ-8-8	12/31/10			06/30/12			
Management Improvements	12/31/10			06/30/12			

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R008501-08	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-			
2	1406 Operations	-			
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	
6	1415 Liquidated Damages	-	-	-	
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-		
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	
12	1470 Nondwelling Structures	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	
17	1495.1 Relocation Costs	-	-	-	
18	1499 Development Activities	105,267.00	-		
19	1501 Collaterization or Debt Service	-	-	-	

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R008501-08	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	-	-	-	
21	Amount of Annual Grant: (sum of lines 2 – 20)	105,267.00	-		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

List of Resident Advisory Board Members (nj008c01)

Ethel Colbert	Brenda Bouldin	Pearl Jeanrette	Julia Wheeler
Gloria Locust	Janice Stathum	Fran Marra	Mary Cooper
Dorothy Knox			

Resident Board Member (nj008d01)

Dorthia Johnson was appointed by the Mayor and Council to serve for a term of May 1, 2005 to 2010.

Community Service Description of Implementation (nj008e01)

The Long Branch Housing Authority (LBHA) will implement a community service program for non-exempt individuals in public housing using the following guidelines:

- Non-exempt individuals will be identified and briefed in writing on their community service responsibilities each year.
- A Cooperation Agreement has been entered into with the local TANF agency which allows for the exchange of information.
- Fulfillment of the individual's responsibility will be verified at the time of re-examination. Non-compliant individuals will be required to enter into an agreement to make-up all time not spent in fulfillment of service during the next twelve-month period following re-examination.
- The policy lists a wide variety of acceptable activities that qualify as community service.
- In all other respects, the LBHA's community service policy will operate in accordance with 24 CFR 960.600.

Information on Pet Policy (nj008f01)

Residents of the Long Branch Housing Authority (LBHA) have the right to own common household pets subject to the reasonable requirements of the LBHA. Among those reasonable requirements are that the pet be registered with the LBHA.

Registration includes:

- having the pet licensed and inoculated.
- the resident has entered into a Pet Agreement with the LBHA.

The Pet Policy limits the kind of pet, the number and weight of the pet(s) and mandates a pet deposit of \$50.00. The policy also limits the behavior of the pet and the conditions for the removal of the pet from the premises of the LBHA.

Section 8 Homeownership Capacity Statement (nj008g01)

The LBHA has established a minimum homeowner downpayment requirement of at least 3 percent of the purchase price for participation on its Section 8 homeownership program and requires that at least one percent of the purchase price come from the family's personal resources.

The LBHA requires that financing for the purchase of a home under its Section 8 homeownership program:

- Be provided, insured or guaranteed by the state or Federal government;
- Comply with secondary mortgage market underwriting requirements; or
- Comply with generally accepted private sector underwriting standards.

The LBHA otherwise demonstrates in its Annual Plan that it has the capacity or will acquire the capacity to successfully operate a Section 8 Homeownership program.

Description of Homeownership Programs (nj008h01)

Participation in the Section 8 Homeownership program is voluntary. Each Section 8 Homeownership participant must meet the general requirements for admission to the Section 8 Housing Choice Voucher Program as set forth in the Section 8 Administrative Plan. Such Section 8 family also must be "eligible" to participate in the homeownership program. The additional eligibility requirements for participation in the LBHA's Section 8 Homeownership program are that the family must:

- Be a first time homebuyer or have a member who is a person with disabilities.
- With the exception of elderly and disabled households, meet a minimum income requirement without counting income from "welfare assistance sources".
- With the exception of elderly and disabled households, meet the requisite employment criteria.
- Have completed an initial lease term in the Section 8 Housing Choice Voucher program.
- Have fully repaid any outstanding debt owed to the LBHA or to any other housing authority.
- Not defaulted on a mortgage securing debt to purchase a home under the homeownership option.
- Not have any member who has a present ownership interest in the residence at the commencement of homeownership assistance.

FY 2008 Capital Fund Program 5-Year Action Plan (nj008i01)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Long Branch Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2011
	See Annual Statement				
NJ-8-1		NJHMFA	NJHMFA	NJHMFA	NJHMFA
NJ-8-2		NJHMFA	NJHMFA	NJHMFA	NJHMFA
NJ-8-3					
NJ-8-4		295,000.00	295,000.00	295,000.00	295,000.00
NJ-8-6		55,000.00	55,000.00	55,000.00	55,000.00
NJ-8-7		45,819.19	45,819.19	45,819.19	45,819.19
NJ-8-8		48,659.20	48,659.20	48,659.20	48,659.20
NJ-8-11		0	0	0	0
HA Wide		520,420.00	520,420.00	520,420.00	520,420.00
Debt Service		269,834.61	269,834.61	269,834.61	269,834.61
CFP Funds Listed for 5-year planning		1,234,733.00	1,234,733.00	1,234,733.00	1,234,733.00
Replacement Housing Factor Funds		105,267.00	105,267.00	105,267.00	105,267.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NJ-8-1	NJHMFA		NJ-8-1	NJHMFA	
Annual						
Statement	NJ-8-2	NJHMFA		NJ-8-2	NJHMFA	
	NJ-8-3			NJ-8-3		
	NJ-8-4	Sitework I	295,000.00	NJ-8-4	Sitework I	295,000.00
	NJ-8-6	Sitework	55,000.00	NJ-8-6	Sitework	55,000.00
	NJ-8-7	Sitework	45,819.19	NJ-8-7	Sitework	45,819.19
	NJ-8-8	Sitework	48,659.20	NJ-8-8	Sitework	48,659.20
	PHA Wide	Management	246,947.00	PHA Wide	Management	246,947.00
		Administration	123,473.00		Administration	123,473.00
		Fees/Costs	100,000.00		Fees/Costs	100,000.00
		Equipment	50,000.00		Equipment	50,000.00
		Debt Service	269,834.61		Debt Service	269,834.61
	Total CFP Estimated Cost		1,234,733.00			1,234,733.00

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

Activities for Year: 4 FFY Grant: 2011 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NJ-8-1	NJHMFA		NJ-8-1	NJHMFA	
NJ-8-2	NJHMFA		NJ-8-2	NJHMFA	
NJ-8-3			NJ-8-3		
NJ-8-4	Sitework I	295,000.00	NJ-8-4	Sitework I	295,000.00
NJ-8-6	Sitework	55,000.00	NJ-8-6	Sitework	55,000.00
NJ-8-7	Sitework	45,819.19	NJ-8-7	Sitework	45,819.19
NJ-8-8	Sitework	48,659.20	NJ-8-8	Sitework	48,659.20
PHA Wide	Management	246,947.00	PHA Wide	Management	246,947.00
	Administration	123,473.00		Administration	123,473.00
	Fees/Costs	100,000.00		Fees/Costs	100,000.00
	Equipment	50,000.00		Equipment	50,000.00
	Debt Service	269,834.61		Debt Service	269,834.61
Total CFP Estimated Cost		1,234,733.00			1,234,733.00

Comments of Resident Advisory Board (nj008j01)

1. Comment - Residents commented that they would like training in organizing and implementing resident associations.

Response – A new objective has been added to the Five-Year Plan under the goal entitled – Improve the Quality of Assisted Housing – to provide the requested training and to provide increased opportunities for resident input.

2. Comment – Residents wanted the opportunity to elect the resident-commissioner.

Response – This matter is being taken under advisement and advice of Counsel is being sought on a possible conflict with State law.

3. Comment – A security camera is needed in the parking lot behind the Woodrow Wilson development.

Response – Cameras are already installed at every possible location here. Police have agreed to increase their presence in this area.

4. Comment – Several comments were received from residents of Hobart Manor and Woodrow Wilson about needed modernization items.

Response – The items identified are either already budgeted to be done, are addressed on an as-needed basis or have to be corrected by the City (e.g. the sewer problem at Woodrow Wilson).

Progress Report (nj008k01)

FIVE YEAR PLAN PROGRESS REPORT

The Long Branch Housing Authority was successful in increasing the availability of Decent, Safe, and Affordable Housing by securing (132) Relocation Section 8 Vouchers which became a part of our permanent inventory. In addition, the Long Branch Housing Authority was successful in reducing the vacancy rate at our Public Housing sites to 2%.

In 2005, the Authority demolished Seaview Manor, a family site of (46) units and replaced with (40) New Townhouse Apartments. This was accomplished by using funds from New Jersey Natural Gas Company since they were responsible for contaminating the soil the development was built on. As a result, the Agency was able to use these funds as leverage to secure a \$20,000,000. Hope VI Grant, from HUD. In partnership with Pennrose Management Incorporate of Philadelphia, the Authority, has to date, demolished Grant Court a (82) unit Development and replaced it with a (70) unit Town House Development, which was completed in December, 2007. Work has already begun on

Phase II of this project with the relocation of (85) families from Garfield Court. The first Phase of demolition began on January 5, 2008. By using Tax Credits, HMFA and Bond Pool, the Authority has been able to reach its goals thus far.

The Management Staff has continued to receive training to improve the Agency's PHAS Score, in addition they have also received Tax Credit Training. The Residents and their Leaders have participated in the Redevelopment Process since the inception of the Hope VI Program. A Community Supportive Service Department was established to address the Economic and Social needs of all residents within the Hope VI area. The CSS Department developed Partner from the social service and business fields to address the resident needs.

The Agency was successful in securing a Grant from the Department of Community Development to conduct a (36) week job readiness training to be run by Brookdale Community College.

The Agency's Section 8 Program has continued to provide Home Ownership and Voucher Mobility counseling to eligible families. Section 8 outreached to Landlord and improved the quality of rental units. In addition, Section 8 was successful in raising the payment standard to 105%. They also reached their goal of providing Home Ownership to (10) families.

The process to improve community quality of life and economic vitality was placed on hold due to the Authority's relocation efforts. Because the Authority had to relocate over (200) families, no applicants have been placed with the exception of Senior Citizen Housing since 2006. However, the Authority did install new surveillance system in the Senior Complexes as well as the Family units.

Because of the Hope VI Program and the Existing Economic and Social Network already in place, the Authority was able to provide employment for (13) residents. Also, (5) residents received better paying positions which had a positive impact on the self-sufficiency efforts. As mentioned earlier, the Community Supportive Service Department was successful in attracting (12) supportive providers from the community who not only provided much needed training, but also provided employment opportunities to residents. Family and Children Services not only provided Health Aide Training, they also hired (5) residents. The Authority entered into an agreement with Brookdale Community College to train (125) residents in the Job Readiness Program in everything from computers to math and balancing a check book.

Since there is a problem with Senior aging in place and needing more services the Authority is working with the local hospital and an assisted living facility to provide more programs for this population.

Overall, the LBHA has done a good job to reach the goals established in our Five Year Plan and with the infusing of additional funds, even more will be accomplished. That is the main reason the Authority created Shore Point Management, so we can use our expertise and manage private development to bring in needed funds.

Capital Fund Program Tables (nj008101)

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	-				
2	1406 Operations	-				
3	1408 Management Improvements	295,096	306,199.14	306,199.14	305,944.14	
4	1410 Administration	147,548		147,548	147,548.00	
5	1411 Audit	-	-			
6	1415 Liquidated Damages	-	-			
7	1430 Fees and Costs	50,000	124,526.08	124,526.08	124,526.08	
8	1440 Site Acquisition					
9	1450 Site Improvement	50,000	89,206.91	89,206.91	79,639.20	
10	1460 Dwelling Structures	420,080.38	190,000.00	190,000.00	144,409.52	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	30,000	0	0	0	
13	1475 Nondwelling Equipment	20,000	55,244.25	55,244.25	55,244.25	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P008501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	0	100,000.00	100,000.00	100,000.00
19	1501 Collateralization or Debt Service	462,754.62		462,754.62	462,754.62
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,475,479.00		1,475,479.00	1,420,065.81
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	-	-	-	-

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ-8-1	Garfield Court			\$100,000.00	\$0.00			
NJ-8-2	Environmental Consultant Grant Court	1430	Entire Site		94,526.08	94,526.08	94,526.08	2007
NJ-8-3	Seaview Manor NJHMFA REDEVELOPMENT (New Construction)							
NJ-8-4	Renovate Vacant Units Woodrow Wilson Homes	1460	Entire site	\$100,000.00	130,000.00	130,000.00	91,409.52	2008

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ-8-5	Garfield Court Addition			\$50,000.00	\$0.00			
NJ-8-6	1. Site Improvements	1450	Entire Site	\$25,000.00	40,143.11	\$40,143.11	35,837.64	2008
Hobart Manor	2. Renovate Vacant units	1460	5 units	15,000.00	20,000.00	20,000.00	16,000.00	2008
NJ-8-7	1. Renovate Vacant Units	1460	5 units	15,000.00	20,000.00	20,000.00	18,500.00	2008
Chester Arthur								
NJ-8-8	1. Site Improvements	1450	Entire Site	\$25,000.00	49,063.80	49,063.80	43,801.56	2008
Kennedy Towers	2. Renovate Vacant Units	1460	5 units	15,000.00	20,000.00	20,000.00	18,500.00	2008
PHA Wide Non-Dwelling								

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Structures/ Equipment	1. Upgrade Dwelling Equipment							
	2. Garbage Truck & Equipment	1475		20,000.00	55,244.25	55,244.25	55,244.25	2008
PHA-Wide Management Improvements	1. CHAS network/software upgrades	1408		30,000.00	37,000.00	37,000.00	37,000.00	2006
	2. Community supportive services	1408		95,000.00	99,103.14	99,103.14	99,103.14	2006
	3. Commissioner, Director and staff Training	1408		35,450.00	35,705.00	35,705.00	35,450.00	2007
	4. Resident initiative programs	1408		44,646.00		44,391.00	44,391.00	2007
	5. Drug elimination program	1408		90,000.00		90,000.00	90,000.00	2007
PHA-Wide Administration	1. Administrative Costs	1410		147,548.00		147,548.00	147,548.00	2007
PHA-Wide Fees/Costs	1. A/E Services	1430	All work items	30,000.00	30,000.00	30,000.00	30,000.00	2008
	2. Capital Fund Bond Debt Service	1501	Annual	462,754.62		462,754.62	462,754.62	2006
	TOTAL			1,475,479.00		1,475,479.00	1,420,065.81	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program No: NJ39P008501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ-8-1	12/31/07			06/30/09			
NJ-8-2							/ NJHMFA
NJ-8-3							NJHMFA RECONSTRUCTION
NJ-8-4	12/31/07			06/30/09			
NJ-8-5	12/31/07			06/30/09			
NJ-8-6	12/31/07			06/30/09			
NJ-8-7	12/31/07			06/30/09			
NJ-8-8	12/31/07			06/30/09			
Management Improvements	12/31/07			06/30/09			

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P008501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-			
2	1406 Operations	-			
3	1408 Management Improvements	255,506		255,506	56,860.91
4	1410 Administration	127,754		127,754	121,528.07
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000		30,000	64,541.17
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000		30,000	0
10	1460 Dwelling Structures	291,940.49		291,940.49	3,154.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0		-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	80,000		80,000	0
19	1501 Collateralization or Debt Service	462,332.51		462,332.51	462,332.51

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P008501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,277,533		1,277,533	708,416.66
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	-	-	-	-

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ-8-2	NJHMFA							
Grant Court	REDEVELOPMENT (New Const.)							
NJ-8-3								
Seaview Manor	NJHMFA REDEVELOPMENT (New Construction)							
NJ-8-4	1. Structure Improvements	1460	Entire site	219,760.00		219,760.00	3,154.00	
Woodrow Wilson Homes	2. Site Improvement	1450	Entire site	10,000.00		10,000.00		

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide Management Improvements	1. CHAS network/software upgrades	1408		30,000.00		30,000.00	5,000.00	
	2. Community supportive services	1408		114,931.00		114,931.00	35,000.00	
	3. Commissioner, Director and staff training	1408		35,450.00		35,450.00	6,860.91	
	4. Resident initiative programs	1408		40,000.00		40,000.00	10,000.00	
	5. Drug elimination program	1408		35,125.00		35,125.00		
PHA-Wide Administration	1. Administrative Costs	1410		127,754.00		127,754.00	121,528.07	
PHA-Wide Fees/Costs	1. A/E Services	1430	All work items	30,000.00		30,000.00	64,541.17	
	2. Capital Fund Bond Debt Service	1501	Annual	462,332.51		462,332.51	462,332.51	
	3. Development Activities	1499		80,000.00		80,000.00		
	TOTAL			1,277,533.00		1,277,533.00	708,416.66	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program No: NJ39P008501-06 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ-8-1							NJHMFA
NJ-8-2							NJHMFA
NJ-8-3							NJHMFA
NJ-8-4	12/31/08			06/30/10			
NJ-8-5	12/31/08			06/30/10			
NJ-8-6	12/31/08			06/30/10			
NJ-8-7	12/31/08			06/30/10			
NJ-8-8	12/31/08			06/30/10			
Management Improvements	12/31/08			06/30/10			

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R008501-06	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision #1)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-			
2	1406 Operations	-			
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	
6	1415 Liquidated Damages	-	-	-	
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-		
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	
12	1470 Nondwelling Structures	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	
17	1495.1 Relocation Costs	-	-	-	
18	1499 Development Activities	- 22,714.00		- 22,714.00	3,572.00
19	1501 Collateralization or Debt Service	-	-	-	

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R008501-06	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision #1)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	-	-	-	
21	Amount of Annual Grant: (sum of lines 2 – 20)	22,714.00	-	22,714.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P008501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: **12/31/07**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-			
2	1406 Operations	- 138,442	0		
3	1408 Management Improvements	154,652	246,947	246,947	-
4	1410 Administration	77,326	123,473	123,473	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000		-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00		-	-
10	1460 Dwelling Structures	222,839.39		-	-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	30,000.00		-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	461,473.61			

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: NJ39P008501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,234,733.00	1,234,733.00	370,420	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	-	-	-	-

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ-8-4	1. Site Improvement	1450	Entire site	50,000.00				
Woodrow Wilson Homes	2. Structural Improvement	1460	Entire site	150,000.00				
NJ-8-6	1. Site Improvements	1450	Entire Site	20,000.00				
Hobart Manor	2. Renovate V. Units	1460	Entire Site	20,000.00				
NJ-8-7	1. Site improvement	1450	Entire site	15,000.00				
Chester Arthur	2. Renovate V.Units	1460	Entire Site	20,000.00				
NJ-8-8	1. Site Improvements	1450	Entire Site	15,000.00				
Kennedy Towers	2. V.units	1460	Entire Site	32,839.39				

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P008501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	1. CHAS network/software upgrades	1408		30,000.00	40,000.00	40,000.00	0	
Management	2. Community supportive services	1408		50,000.00	95,000.00	95,000.00	0	
Improvements	3. Commissioner, Director and staff training	1408		35,450.00		35,450.00	0	
	4. Resident initiative programs	1408		39,202.00	76,497.00	76,497.00	0	
PHA-Wide	1. Administrative Costs	1410		77,326.00	123,473.00	123,473.00	0	
Administration								
Operations	1. Site Operations	1406		138,442.00	0			
PHA-Wide	1. A/E Services	1430	All work items	50,000.00				
Fees/Costs	2. Capital Fund Bond Debt Service	1501	Annual	461,473.61				
PHA-Wide	1. Non-dwelling Equipment	1475		30,000.00				
	TOTAL			1,234,733.00				

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

PHA Name: Long Branch Housing Authority		Grant Type and Number Capital Fund Program No: NJ39P008501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ-8-4	12/31/09			06/30/11			
NJ-8-6	12/31/09			06/30/11			
NJ-8-7	12/31/09			06/30/11			
NJ-8-8	12/31/09			06/30/11			
Management Improvements	12/31/09			06/30/11			

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R008501-07	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-			
2	1406 Operations	-			
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	
6	1415 Liquidated Damages	-	-	-	
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures		-		
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	
12	1470 Nondwelling Structures	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	
17	1495.1 Relocation Costs	-	-	-	
18	1499 Development Activities	105,267.00	-	105,267.00	

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

PHA Name: Long Branch Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NJ39R008501-07	Federal FY of Grant: 2007
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Original Annual Statement
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	-	-	-	
20	1502 Contingency	-	-	-	
21	Amount of Annual Grant: (sum of lines 2 – 20)	105,267.00	-	105,267.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 8
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 0
- c. How many Assessments were conducted for the PHA’s covered developments?
8
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	