

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	<p>PHA Information PHA Name: <u>Monmouth County Public Housing Authority</u> PHA Code: <u>NJ095</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u></p>																														
2.0	<p>Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>1889</u></p>																														
3.0	<p>Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only</p>																														
4.0	<p>PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																											
				PH	HCV																										
PHA 1:																															
PHA 2:																															
PHA 3:																															
5.0	<p>5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.</p>																														
5.1	<p>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 for the next five years:</p>																														
5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p>																														
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • No Plan elements have changed since the last annual plan was submitted. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • All plan elements may be reviewed at the PHA main office, 3000 Kozloski Road, Freehold, New Jersey. 																														
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p>																														
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																														
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>																														
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>																														
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																														
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>																														

9.1	Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


Monmouth County PHA _____
 PHA Name

NJ095 _____
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20____ - 20____

Annual PHA Plan for Fiscal Years 7/2009 - 6/2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Barbara McMorrow	Title Director, Board of Chosen Freeholders
Signature 	Date 3/11/09

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Barbara McMorrow the Director, Board of Chosen Freeholders certify
that the Five Year and Annual PHA Plan of the Monmouth County PHA is
consistent with the Consolidated Plan of Monmouth County, New Jersey prepared
pursuant to 24 CFR Part 91.

Barbara J. McMorrow 3/11/09

Signed / Dated by Appropriate State or Local Official

**RESOLUTION AUTHORIZING THE DIRECTOR OF THE
MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS
TO SUBMIT THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT PUBLIC HOUSING AGENCY
ANNUAL PLAN FOR FY 2009**

WHEREAS, Resolution No. 77-358 adopted on July 5, 1977 designates the County of Monmouth as a Public Housing Agency (PHA) in accordance with Chapter 93 of the Laws of 1977 in order to solicit and accept grants and donations for the purpose of housing assistance; and

WHEREAS, the U.S. Department of Housing and Urban Development (U.S. HUD) has notified the Monmouth County PHA that it must complete and electronically submit an annual plan for fiscal year 2009; and

WHEREAS, the annual plan provides details about the PHA's immediate program operations, and the PHA strategy for handling operational concerns for the upcoming fiscal year; and

WHEREAS, through the aforementioned planning process the PHA will make more efficient use of federal assistance, more effectively operate housing programs, and better serve county residents; and

WHEREAS, the Monmouth County Board of Chosen Freeholders is desirous of submitting the aforementioned PHA plan to the U.S. HUD thereby supporting the Monmouth County PHA to better serve the low-income residents of Monmouth County in need of subsidized housing.

NOW, THEREFORE, BE IT RESOLVED by the Monmouth County Board of Chosen Freeholders that the U.S. HUD "Public Housing Agency Annual Plan for Fiscal Year 2009" be and the same is hereby approved and authorized.

BE IT FURTHER RESOLVED that the Director of the Monmouth County Board of Chosen Freeholders be and she is hereby authorized to electronically submit the aforementioned U.S. HUD "Public Housing Agency Annual Plan for Fiscal Year 2009", through the Monmouth County PHA on behalf of the County of Monmouth.

BE IT FURTHER RESOLVED that the Director of the Monmouth County Board of Chosen Freeholders be and she is hereby authorized to execute any and all other documents necessary to implement said plan.

BE IT FURTHER RESOLVED that the Clerk of the Monmouth County Board of Chosen Freeholders forward a certified true copy of this resolution to the Director of the Office of Public Housing, U.S. HUD and to the Director of the Division Planning and Contracting, Contract Administration, Monmouth County Department of Human Services; and a certified true copy of this resolution be forwarded to the Director of the Monmouth County Division of Social Services and to the Director of the Monmouth County Department of Human Services.

RECORD OF VOTE						
FREEHOLDERS	YES	NO	ABSTAIN	ABSENT	MOVED	SECOND
Mrs. Burry	✓					✓
Mr. Clifton	✓				✓	
Mrs. Mallet	✓					
Mr. D'Amico	✓					
Mrs. McMorrow	✓					

CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF CHOSEN FREEHOLDERS OF THE COUNTY OF MONMOUTH AT A MEETING HELD March 12, 2009

Jane Slaney
CLERK

MONMOUTH COUNTY DIVISION OF SOCIAL SERVICES
Housing Section, Unit 800

MEMORANDUM

FROM: Richard Reznak
DATE: Tuesday, February 17, 2009
RE: Resident Advisory Board

On January 20, 2009 a meeting of the Monmouth County Resident Advisory Board was held at 5:30pm. Kathleen Clementi and Kathy Hernandez were in attendance. Five other members did not attend. In addition Marcella DiFedele and Richard Reznak represented the MCPHA.

An overview of the current programs was presented. The current HCV program has 1843 vouchers outstanding. The Shelter plus Care programs are progressing well.

One resident explained that she would like to see more pressure from the MCPHA to have landlords make repairs. It was explained we do try to get repairs done as soon as possible. We also refer to the Fair Housing Board and Ocean-Monmouth Legal Services to have needed repairs completed. The MCPHA will look into any other avenues in this matter.

Another resident would like to see more Family Self-Sufficiency slots made available. She would also like to have case management (as in FSS) available in all the other HCV programs. It was explained that the Shelter plus Care programs all have this element. While no case management function is in the regular HCV programs, a resident can be referred to social workers at the Monmouth County Division of Social Services (of which the MCPHA is part).

The meeting was very informative. All ideas will be considered in future grant proposals.

Affidavit of Publication

Publisher's Fee \$31.32 Affidavit \$35.00

State of New Jersey } SS.

Monmouth/Ocean Counties

Personally appeared Manju Gupta

Of the Asbury Park Press, a newspaper printed in Freehold, New Jersey and published in Neptune, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

2/02/09

A.D. 2009

Manju Gupta

Sworn and subscribed before me, this 2 day of February, 2009

Notary Public of New Jersey

MONMOUTH COUNTY

PUBLIC NOTICE MONMOUTH COUNTY NOTICE OF PUBLIC HEARING

The Monmouth County Division of Social Services Housing and Urban Development Rental Assistance Program (Section 8) will conduct a hearing of the proposed Public Housing Agency's Annual Plan for fiscal year 2009. This hearing will take place on March 19, 2009 at the MCDSS office, 3000 Kosloski Road, Freehold, NJ Ground Floor conference room at 10:00 am. Copies of the 2009 Annual Plan will be available for review through March 19, 2009 at the Division of Social Services office, Kosloski Road, Freehold. Written comments regarding the plan will be accepted no later than March 19, 2009. Comments should be mailed to:

MONMOUTH COUNTY PUBLIC HOUSING AGENCY P.O. Box 3000 - Unit 800 Freehold, NJ 07728 Attn: Richard Reznak

For more information, please call 732-431-6028 (\$31.32) 899428