

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

The Housing Authority of the City of Newark

Annual Plan for Fiscal Year 2001

January 11, 2001

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of Newark

PHA Number: NJ002

PHA Fiscal Year Beginning: 04/01/01

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
c/o Jose Martinez / Jodi F. Walston / Tyrone Garrett
Executive Office – 57 Sussex Avenue
Newark, NJ 07103
973-430-2200

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
57 Sussex Avenue, Newark, New Jersey
Executive Office – Jose Martinez
2nd Floor
973-430-2356
- 500 Broad Street, Newark, New Jersey
Public Relations Department – Harry Robinson
5th Floor
973-430-2212
- Other (list below)
Newark Tenants Council
303 Washington Street, Newark, New Jersey
Robert Spencer
3rd Floor
973-643-0307

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)

PHA Identification Section

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Annual PHA Plan
PHA Fiscal Year 2001

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

The Housing Authority of the City of Newark (NHA) has prepared its Annual Plan based on the requirements of the Quality of Housing and Work Responsibility Act of 1998 (QHWRA). As well, the NHA recognizes the need to adapt to changes faced in the new millennium and begin a practice of proactively planning for the future.

The NHA's primary goal is to serve the housing needs of low-income families and individuals within the City of Newark. This mission is consistent with HUD's nationwide mission as well as the agency goal : "To Build Quality Housing and Inspire the Human Spirit". To achieve its mission, the NHA must transform its organization to operate as efficiently and competitively as private industry.

In 2000 the NHA reorganized its operations into three main divisions: Asset/ Property Management, Economic/Community Development, and Finance/Administration. The three functional areas focus on the three important activities of the NHA: current business operations, new business development and support services.

In the Property Management Division substantial progress has been achieved in rent up of long term vacant units. The NHA has decreased its vacant units from over 650 in March 2000 to under 250 in December 2000.

To date, the NHA has completed thirty (30%) of the goals outlined in the Five-Year plan. These accomplished goals range from HOPE VI initiatives to increasing Section 8 Vouchers

to Improving in critical areas of Information Technology. In addition, the NHA has made accomplishments on Annual objectives. These items include demolition, preparation of a designated housing plan and submitting a homeownership plan to HUD for approval.

The following are important planning and QHWRA requirements that we address in our Agency Plan:

- **HOUSING NEEDS ASSESSMENT:** The latest City Consolidated Plan indicates that the jurisdiction has over 56,000 families below AMI median income. Of these families, 31,000 fall below 30 percent of the AMI median income. Most of our 4,000 applicants in the NHA waiting list for low-income housing and 6,000 families requiring Section 8 certificates are also very low-income families. The NHA currently serves the housing needs of 43 percent of Newark's lowest-income residents (under 30 percent of AMI) with its housing inventory of around 9,300 units, and the 4,300 Section 8 vouchers it administers. This increasing trend clearly outlines the mission of the NHA as a major provider of affordable housing for this market segment.
- **NHA HOUSING STOCK:** With the demolition of all its non-viable high-rise family units, the NHA will have a 9,000 unit inventory of viable low-income housing stock. Of the NHA's housing stock, 75 percent is over 20 years old. Roughly 30 percent of our housing stock are family low rise and elderly buildings over 40 years old. The NHA is continuing physical improvements to its inventory through innovative modernization of its low-rise housing developments and construction of new townhouse units.
- **SECTION 8 PROGRAM:** The NHA realizes that HUD's Section 8 Program is expanding and will become a major vehicle for affordable housing in the new millennium. This year, the NHA expects to have over 4,000 Section 8 vouchers leased up by the end of FY 2001. The NHA's Section 8 Administrative Policies and Procedures draft is currently under review by Abt Associates, Inc. It is expected that the final document will be presented to the NHA Board for approval by February 2001.
- **MIXED FINANCING PROGRAMS:** With the constricting availability of private units for Section 8 vouchers and the expansion of tenant based vouchers, the NHA has an opportunity to tap into this scenario by developing/redeveloping properties for market rate units via mixed financing programs. This blends with the vision of transforming current housing stock to be indistinguishable from private multi-dwelling units. The NHA's main focus for this program is on the Stella Wright HOPE VI revitalization plan where the site will be transformed from 1,171 units of high-rise public housing into a mixture of 750 public and market rate housing units supported by community infrastructure. The Stella Wright HOPE VI revitalization program involves a long-term partnership between the NHA, its residents, local government and the community to

transform and fully integrate public housing residents into the community. In addition, the NHA has received 700 Welfare-to-Work vouchers and has opened its waiting list to those families participating in this TANF program.

- **ACHIEVING DECONCENTRATION:** The QHWRA directs the NHA to de-concentrate poverty and house more working families. We have revised our Admissions Policy to reflect this significant change. This year, we plan to move to site-based waiting list as we upgrade our tenant database system. The fact that most of our residents, waiting list applicants and Newark's affordable housing market customers belong to the very low-income segment makes the de-concentration effort more difficult. Part of the de-concentration formula would be to focus on self-sufficiency and training to improve current resident's economic status and provide them with opportunities for jobs and financial livelihoods. The NHA will endeavor to meet the requirements recently released in the HUD Final Rule as outlined in 24CFR Part 903 to deconcentrate poverty and promote integration in public housing. The NHA expects to have site specific deconcentration strategies developed by July 2001.
- **IMPROVING AND MAINTAINING VIABLE HOUSING STOCK:** The NHA will continue its task of upgrading its housing portfolio. From 1992, the NHA has made significant progress in demolition of over 4,000 of its family high-rise units, replacing them with more suitable townhouse units. By 2002, we would have completely demolished all our high-rise units and replaced them with 3,500 townhouses. Physical improvements at our older units are continuing. However, our capital improvement needs of \$200 million far exceed available funding through the Capital Fund formula.

The NHA is actively continuing to explore innovative ways of reconfiguring some of its low-rise developments based on models that work well in other cities. The NHA is fortunate to have the New Jersey Housing Mortgage Finance Agency (NJHMFA) as a committed supporter of affordable housing development in Newark. With NJHMFA tax credits, mixed-financed affordable housing developments become realistic projects that the NHA can pursue.

- **COMMUNITY SERVICE PLAN:** The NHA has had several meetings with the Resident Advisory Board (RAB) on negotiating various suggested activities, which would fall under the Community Service Plan (CSP). Such items include: Organizational Leadership Training, resident meeting participation, Parent Teacher Association (PTA) meeting attendance, serving as school escorts, handicap assistance, hospital motivators, tutoring programs, literacy/mentoring activities and voter registration. The policies and procedures for these activities are being drafted and will be discussed in upcoming RAB meetings prior to implementation.

- **HOMEOWNERSHIP:** The NHA shall continue to identify a minimum of 50 units a year for its homeownership program which will be made available to current residents of the NHA. We have already submitted our plan to HUD for NJ2-51 under the traditional 5(h) plan and are awaiting approval. The NHA is also exploring other options now available for homeownership. The NHA is currently considering the Section 8 / NJHMFA tax credit home financing plan.

- **FINANCIAL RESOURCES:** Our operating subsidy and rent revenue for ACC units is around \$70 million a year and our capital improvement formula funding run at \$26 million a year. This funding level is below actual funding levels needed to fully modernize and upgrade our housing stock to be competitive with market units in the City. New programs in homeownership and mixed financing open possibilities for such up-grade to be realized using limited HUD funds as leverage in obtaining further funding sources from the private sector. It is clear that the NHA's mission can only be achieved through partnership with other stakeholders who would share resources and cooperate towards common goals.

- **COST SAVINGS AND MANAGEMENT EFFICIENCY:** The NHA has prepared its Strategic Plan 2000 detailed by departmental functions. The main thrust is to achieve efficiency, streamline operations and prepare for the new challenges and opportunities in its industry. An important part of its management goals is to achieve cost savings in energy consumption through energy management and contracts from which both HUD and the NHA would share financial benefits. By early 2001, the NHA expects to have its IT fiber-optic WAN network fully operational linking 22 major sites with voice, data and video communications with the central office. This offers enhanced security coverage, and improved communication linkage at all sites.

- **ELIGIBILITY, ADMISSIONS, ASSIGNMENT, AND OCCUPANCY:** Our revised Admissions and Occupancy Policy include the following:
 - ◆ De-concentration Policy; A site-specific deconcentration strategy based on the recently released final rule will be developed for implementation by July 2001.
 - ◆ Rent Determination Policy
 - ◆ Transfers and waiting list preferences.
 - ◆ Flat/Ceiling Rents
 - We are reviewing our flat/ceiling rents for all of our sites in consultation with our Resident Advisory Board and an NHA Consultant. We expect the site by site flat/ceiling rents to be implemented during this fiscal year.

- **RESIDENT ADVISORY BOARD:** For over thirty years, the NHA has recognized and financially funded the operating budget of the Newark Tenants Council (NTC) as the legitimate organization consisting of and representing all the resident's of the NHA. Members of the Resident Advisory Board (RAB) constitute Tenant Presidents serving

on the NTC Executive Board. Meetings with the RAB are ongoing and recommendations are being taken for consideration in the development of the Agency Plan.

The NHA has been meeting with its RAB on the Annual Plan components as well as other issues, concerns and suggestions. Further meetings with the RAB are scheduled to finalize the NHA's Deconcentration Strategy, the Designated Housing Plan, the Section 8 Administrative Plan, and the Community Service Plan. The NHA has considered the RAB's inputs and suggestions as follows:

1. **RAB inputs to all resident service programs:** The NHA's Family Service Department and Drug Elimination Unit will present for comment by the NTC prior to implementation, all resident related service programs by the NHA. The NHA will regularly provide the NTC with status reports of program activities occurring at various sites and the NTC will provide assistance and support to ensure the programs success.
 2. **Community Service Plan:** The RAB suggested various activities which residents can be put on assignment as part of the Community Service Plan (CSP). The NHA will develop implementing procedures and documentation of these CSP activities to ensure compliance with the QHWRA.
 3. **More Young Disabled / Assisted Living Services:** The NHA will explore linkages with service providers and develop service programs and assisted living services catering to the needs of Young Disabled and elderly residents.
 4. **Quarterly RAB meetings:** The NHA will schedule more frequent meetings with its RAB for its Annual Plan and have quarterly meetings to update the RAB on status and progress of the NHA on various Annual Plan programs.
- **SETTLEMENT AGREEMENT:** The NHA has been involved in litigation brought on by the Low Income Housing Coalition since March of 1989. A negotiated settlement was reached which stated that the NHA could demolish Columbus Homes if it met certain milestones regarding the construction of 1,777 new housing units. There have been a number of Amended Settlements which included provisions whereby the Authority was required to renovate and occupy vacancies in existing projects. This obligation remains in effect until all new construction is completed. In 1992 a Special Master was appointed to expedite the Court's Order. In 1998 the Coalition made application to the Court for sanctions against the Authority alleging failure to comply with various obligations contained in a 1994 Amendment. The Court eventually ordered a new Settlement Agreement in 1999. Abt Associates, Inc. was given continued responsibility for monitoring the NHA. On October 2, 2000 the Court expressed its

pleasure with the reports of Abt that the Authority had made significant progress in dealing with the major items of concern. Although this case is ongoing, the NHA continues to meet its obligations as outlined in the Settlement Agreement and as required by the Special Master.

The NHA Agency plan is being presented to HUD using their specified standardized checklist format. The NHA has compiled three binders of supporting material and documentation for reference. Our Agency plan is due for electronic submission to HUD on January 16, 2001.

iii. Annual Plan Table of Contents

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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:

- Admissions Policy for Deconcentration Site-specific deconcentration strategy to be developed based on Final Rule by July 2001.
- FY 2001 Capital Fund Program Annual Statement - Attachment "C"
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)- Attachment "D"

Optional Attachments:

- PHA Management Organizational Chart- Attachment “D”
- Public Housing Drug Elimination Program (PHDEP) Plan –Attachment “E”
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – Attachment “F”
- Other (List below, providing each attachment name)
Public Comments and NHA Responses- Attachment “F”

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

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 Certification #1
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans Certification #2
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans Certification #3
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 Certification #4
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources; Attachment "J"
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 Attachment "B"
X	Draft Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies Attachment "G"
	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 Available July 2001
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 Attachment "B"

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 Currently Under Development
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan - DRAFT	Annual Plan: Rent Determination Attachment "G"
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 Attachment "R"
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures Attachment "H"
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan -DRAFT	Annual Plan: Grievance Procedures Attachment "G"
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs Attachment "I"
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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 Attachment "O"
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans) -DRAFT	Annual Plan: Designation of Public Housing Attachment "L"
	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 Attachment "M"
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan-DRAFT	Annual Plan: Homeownership Attachment "G"

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency Attachment "O"
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency Attachment "R"
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention Attachment "E"
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 Attachment "N"
	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 903.79 (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	30,968	5	5	5	5	5	4
Income >30% but <=50% of AMI	15,428	5	5	5	5	5	4
Income >50% but <80% of AMI	11,551	5	5	5	5	5	4
Elderly	11,303	3	3	3	4	3	3
Families with Disabilities	N/A	5	5	5	5	5	4
African-America	40,511	5	5	5	5	5	4
Latino	17,313	5	5	5	5	5	4
White	19,806	5	5	5	5	5	4
American Indian/ Eskimo / Alerts	139	5	5	5	5	5	4
Asians / Pacific Islanders	831	5	5	5	5	5	4

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

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

Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 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	3,828		1,107.15
Extremely low income <=30% AMI	3,527	92.14	
Very low income (>30% but <=50% AMI)	254	6.64	
Low income (>50% but <80% AMI)	43	1.12	
Families with children	875	22.86	
Elderly families	633	16.54	
Families with Disabilities	1,961	51.23	
African American	1,635	42.71	
Latino	524	13.69	
White	59	1.54	
Other	1,610	42.06	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,676	43.78	
2 BR	669	17.48	
3 BR	643	16.80	
4 BR	200	5.22	
5 BR	53	1.38	

Housing Needs of Families on the Waiting List			
0 BR	585	15.28	
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)? March 9, 1993 94 Months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" 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			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	777		N/A
Extremely low income <=30% AMI	701	99	
Very low income (>30% but <=50% AMI)	21	.5	
Low income (>50% but <80% AMI)	0	0	
Families with children	676	87	
Elderly families	8	1	
Families with Disabilities	55	7	
African American	544	70	
Latino	93	12	
White	70	9	
American Indian/ Eskimo / Alerts	0	0	
Asians/Pacific Islanders	23	3	
Others	47	6	

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

If yes: Note: The waiting list was only opened for Welfare-to-Work vouchers in 2000.

How long has it been closed (# of months)? January 29, 1992 (108 Months)

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$47,520,630	
b) Public Housing Capital Fund	28,634,556	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	34,680,057	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	2,147,820	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		\$110,932,365
2. Prior Year Federal Grants (unobligated funds only) (list below)	106,258,910	106,258,910
3. Public Housing Dwelling Rental Income	20,037,510	20,037,510
4. Other income (list below)		
Interest, Etc. - LIH	\$1,885,120	1,885,120
Branch Brook – DW Rental, Interest	1,024,410	0
Non Federal sources (list below)		
Urban Renewal	1,379,666	1,708,858
FSS-Essex County	54,000	54,000

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
HFC	400,000	8,510
State of NJ Welfare -to- Work	768,000	768,000
Total resources	\$244,790,679	\$241,653,273

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79 (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)
- When families are within a certain time of being offered a unit: (120 days)
- 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? Twenty Four (24)

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? Twenty Four (24)

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

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:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 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)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Housekeeping, Rental History and Need

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)
500 Broad Street 2nd Floor
Newark, NJ 07102

(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:

Client is given one (1) more extension for a total of 120 days because they were unable to find a suitable unit.

(4) Admissions Preferences

- a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Date and Time

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

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)

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

[24 CFR Part 903.79 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	9,000	800
Section 8 Vouchers	830	1%
Section 8 Certificates	1,758	1%
Section 8 Mod Rehab	246	1%
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream 75	1%
	Welfare to Work 700	1%
	SRO 50	1%
	HOPE VI 312	1%
	FUP 100	1%
Public Housing Drug Elimination Program (PHDEP)	9,000	
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)

- Public Housing Admissions and Continued Occupancy Policy
- Tenant Selection and Assignment Plan
- The Public Housing Management and Maintenance Policies
- Family Self-Sufficiency Plan.

(2) Section 8 Management: (list below)

- Administrative Plan for the Section 8 Certificate and Voucher Programs

6. PHA Grievance Procedures

[24 CFR Part 903.79 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

Funding PHAS Physical Deficiencies

A letter dated January 10, 2001 from HUD Newark requires the NHA to include all the necessary actions it intends to take to correct the PHAS 2000 Physical deficiencies. The NHA has already begun addressing these deficiencies, using its own operating funds to correct repairs requiring smaller cash outlays. Since placing the larger cash outlays in CFP 2001 would delay the work because these funds cannot be accessed for the next few months, the NHA would appropriate funds from earlier grants such as CGP 1999 and CFP

2000. Detailed budget revisions of these grants as well as the cost estimates and an implementation schedule will follow this submission under a separate cover.

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name: Walsh Homes

2. Development (project) number: NJ 2-11

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

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

1. Development name: Stella Wright

2. Development (project) number: NJ 2-15
3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.79 (h)]

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: Walsh Homes
1b. Development (project) number: NJ 2-11

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: 09/29/95
5. Number of units affected: 630
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: 2/1997 b. Projected end date of activity: 10/2000

Demolition/Disposition Activity Description
1a. Development name: Kretchmer Homes 1b. Development (project) number: NJ 2-10
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: 2/27/96
5. Number of units affected: 728
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/2000 b. Projected end date of activity: 9/2002
Demolition/Disposition Activity Description
1a. Development name: Hill Manor 1b. Development (project) number: NJ 2-10

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: 4/3/98
5. Number of units affected: 420
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: 4/2000 b. Projected end date of activity: 12/2000

Demolition/Disposition Activity Description
1a. Development name: Stella Wright 1b. Development (project) number: NJ 2-15
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: 7/28/99
5. Number of units affected: 1,206
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: 9/2000 b. Projected end date of activity: 9/2002

Demolition/Disposition Activity Description	
1a. Development name: Rev. William P. Hayes Homes Elderly	
1b. Development (project) number: NJ 2-18	
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: 4/24/98	
5. Number of units affected: 98	
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: 4/2000	
b. Projected end date of activity: 6/2000	

Demolition/Disposition Activity Description	
1a. Development name: Rev. William P. Hayes Homes	
1b. Development (project) number: NJ 2-12	
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: 4/4/98	
5. Number of units affected: 1,458	
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: 10/1998	
b. Projected end date of activity: 9/2000	

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:	Stephen Crane Elderly
1b. Development (project) number:	NJ2-22C
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>01/16/01</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 375
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Geraldine Foushee Towers
1b. Development (project) number: NJ2-19E
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input type="checkbox"/>
Submitted, pending approval <input checked="" type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(01/16/01)</u>
5. If approved, will this designation constitute a (select one)
<input checked="" type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously approved Designation Plan?
7. Number of units affected: 252
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Seth Boyden Elderly
1b. Development (project) number: NJ2-21F
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input type="checkbox"/>
Submitted, pending approval <input checked="" type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(01/16/01)</u>
5. If approved, will this designation constitute a (select one)
<input checked="" type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously approved Designation Plan?

8. Number of units affected: 200
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: James C. White Elderly
1b. Development (project) number: NJ2-25
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input type="checkbox"/>
Submitted, pending approval <input checked="" type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(01/16/01)</u>
5. If approved, will this designation constitute a (select one)
<input checked="" type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously approved Designation Plan?
9. Number of units affected: 206
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

4. Date Homeownership Plan/Program approved, submitted, or planned for submission: March 2000

5. Number of units affected: 42

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: 5 (h)

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:

Participation in a Family Self-sufficiency Program or income of at least \$20,371.00.

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.)

- B. Include FSS as part of the Welfare to Work Section 8 allocation by means of strongly encouraging families who are awarded these vouchers to become FSS Families.

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
--

The Housing Authority of the City of Newark will develop during this fiscal year a Community Service Plan. Implementation is anticipated to begin during the third quarter of the fiscal year.

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)

Stella Wright Seth Boyden Walsh Homes
 Baxter Terrace Bradley Court Kretchmer Homes
 Pennington Court Hyatt Court Broadway Village
 Felix Fuld 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)

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

ALL OF THE ABOVE

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

- Walsh Homes Baxter Terrace Bradley Court
- Broadway Village Stella Wright Felix Fuld Court

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (See Attachment IX A)

The attached plan covers a five-year period beginning FY 1999 through FY 2004.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Rules and regulations regarding pets/animals housed on AUTHORITY PROPERTY are as follows:

- A. The AUTHORITY limits the number of pets to one per household. One of the following are acceptable per household: 1) A cat, 2) A tropical Fish, 3) Caged bird; and 4) A dog (excluding those outlawed by law, ordinance or AUTHORITY Rules and Regulations.
- B. Pit Bulldogs and other dangerous animals are prohibited on AUTHORITY property.
- C. Tenants who pet owners shall:

- 1) Comply with all applicable State and Local regulations required for keeping pets, including but not limited to registration, licensing and inoculating;

- 2) Submit proof to the AUTHORITY that all applicable State and Local regulations have been met;
- 3) Provide adequate pet retaining devices;
- 4) Remove and properly dispose of all pet waste; and
- 5) Pay a refundable per deposit of \$50.00 to be refunded only when the AUTHORITY can verify that the pet no longer reside in the apartment. Deposits will be used only to pay reasonable expenses directly attributed to the presence of a pet including but not limited to:
 - i) Repair to dwelling unit;
 - ii) Fumigating the leased premises; and
 - iii) Removing of pet waste by staff persons.

Depletion in the deposit amount shall be replaced by the pet owning TENANT within thirty (30) days from notice of said depletion.

D. Pets are not to be left unattended in commons areas

D. The AUTHORITY reserves the right to:

- 1) Remove any pet from the premises if condition constitute a nuisance or threat to the health or safety of other residents or persons in the community; and
- 2) Designate certain complexes, buildings, floors or section of building as “no pet areas”.

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?
N/A
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

The Resident Advisory Board (RAB) requested that the resident representative on the Board of Commissioners be elected by the residents body instead of the current state guided appointments by the governing body. The NHA will do everything it can support this request.

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

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

Other: (list below)

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

Letter of Consistency with the Consolidated Plan

D. Other Information Required by HUD

to provide any additional information requested by HUD. ion

Attachments

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

All attachments will be forwarded under a separate cover.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$0
3	1408 Management Improvements	\$2,000,000
4	1410 Administration	\$2,612,425
5	1411 Audit	\$0
6	1415 Liquidated Damages	\$0
7	1430 Fees and Costs	\$ 690,700
8	1440 Site Acquisition	\$ 0
9	1450 Site Improvement	\$ 5,235,000
10	1460 Dwelling Structures	\$ 14,557,127
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 1,000,000
12	1470 Nondwelling Structures	\$ 30,000
13	1475 Nondwelling Equipment	\$ 0
14	1485 Demolition	\$ 0
15	1490 Replacement Reserve	\$ 0
16	1492 Moving to Work Demonstration	\$ 0
17	1495.1 Relocation Costs	\$ 0
18	1498 Mod Used for Development	\$ 0
19	1502 Contingency	\$ 0
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 26,124,252
21	Amount of line 20 Related to LBP Activities	\$ 0
22	Amount of line 20 Related to Section 504 Compliance	\$ 0
23	Amount of line 20 Related to Security	\$ 0
24	Amount of line 20 Related to Energy Conservation Measures	\$ 0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ2-1 Seth Boyden	Storm & Sanitary	1450	\$1,600,000
	Parking Lot	1450	100,000
NJ2-2 Pennington Ct.	Storm & Sanitary	1450	1,200,000
	Connector Replacement	1460	300,000
NJ2-5 Baxter Terr.	Master Plan	1460	1,850,000
	A/E - Master Plan	1430	111,000
NJ2-7 Hyatt Court	Apartment Renovation	1460	2,420,000
	A/E Apartment Renovation	1430	145,200
	Landscaping	1450	1,000,000
NJ2-8 Felix Fuld	Well Point System	1450	500,000
	Landscaping	1450	500,000
NJ2-9 Terrell Homes	Apartment Renovation	1460	1,470,000
	A/E - Apartment Renovation	1430	88,000
	Roof Repair	1460	570,000
	A/E - /Roof	1430	30,000
NJ2-14 Bradley Court	Apartment Renovation	1460	1,000,000
	A/E - Apartment Renovation	1430	60,000
	Canopy Entrance	1460	300,000
	Masonry - Waterproofing	1460	1,400,000
	A/E - Masonry	1430	84,000
NJ-16 Stephen Crane Elderly	Landscaping	1450	100,000
	Site Fencing	1450	50,000
	Hot Water Heating	1460	807,500
	A/E - Hot Water	1430	42,500
NJ2-17Kretchmer Eld	Community Room	1470	30,000

	Lintel Replacement/Building Envelope	1460	350,000
	Common Areas	1460	90,000
NJ2-20 Bradley Ct. II	Landscaping/Grounds/Sidewalk	1450	60,000
NJ2-21A Seth Boyden Elderly	Building Envelope	1460	500,000
	Landscaping	1450	125,000
PHA Wide Capital Improvements	Emergency Generators (Elderly Sites)	1465	1,000,000
	Sprinklers - Elderly Sites	1460	2,470,000
	A/E - Sprinklers	1430	130,000
	Management Improvements	1408	1,000,000
	Resident Initiatives	1408	1,000,000
	Infrastructure Improvements	1460	1,028,627
Modernization Dept.	Costs to Implement & Administer CFP	1410	2,612,425
	Grand Total		\$26,124,252

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NJ2-5 Baxter Terrace	March – 2003	September - 2004
NJ2-6 Stephen Crane Village	March – 2003	September - 2004
NJ2-8 Felix Fuld Ct.	March – 2003	September - 2004
NJ2-9 Terrell Homes	March – 2003	September - 2004
NJ2-10 Kretchmer Homes	March – 2003	September - 2004
NJ2-11 Walsh Homes	March – 2003	September - 2004
NJ2-12 Hayes Homes	March – 2003	September - 2004
NJ2-13 Columbus Homes	March – 2003	September - 2004
NJ2-14 Bradley Ct.	March – 2003	September - 2004
NJ2-15 Stella Wright Homes	March – 2003	September - 2004
NJ2-16 Stephen Crane Elderly	March – 2003	September - 2004
NJ2-17 Kretchmer Homes Elderly	March – 2003	September - 2004
NJ2-18 Hayes Homes Elderly	March – 2003	September - 2004
NJ2-19E GiGi Foushee Towers	March – 2003	September - 2004
NJ2-20 Bradley Court II	March – 2003	September - 2004
NJ2-21A Kretchmer Elderly	March – 2003	September - 2004
NJ2-21E Seth Boyden Elderly	March – 2003	September - 2004

NJ2-21F Seth Boyden Elderly	March - 2003	September - 2004
NJ2-22B Baxter Elderly	March - 2003	September - 2004
NJ2-22C Stephen Crane Elderly	March - 2003	September - 2004
NJ2-22D Stephen Crane Elderly	March - 2003	September - 2004
NJ2-25 James C. White Manor	March - 2003	September - 2004
NJ2-27 Scattered Sites	March - 2003	September - 2004
NJ2-36 Townhouses at Broad St.	March - 2003	September - 2004
NJ2-37 Townhouses at Oriental St.	March - 2003	September - 2004
NJ2-39	March - 2003	September - 2004
NJ2-30	March - 2003	September - 2004
NJ2-41	March - 2003	September - 2004
NJ2-42	March - 2003	September - 2004
NJ2-43	March - 2003	September - 2004
NJ2-46	March - 2003	September - 2004
Nj2-51	March - 2003	September - 2004
PHA Wide Management Improvements	March - 2003	September - 2004

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

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

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

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$2,100,000.**
- B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R_____**
- C. FFY in which funding is requested: 2001**
- D. Executive Summary of Annual PHDEP Plan**

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

The Housing Authority of the City of Newark plans to implement a Drug Elimination agenda which will focus extensively on education. The NHA believes that an emphasis on education for all residents, especially the youth, is vital towards self-empowerment and social interaction with others. The educational programs which will be implemented will encompass computer and technical training, GED and tutorial programs, drug and violence prevention, and career development.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
All NHA Sites	8,970	14,540

F. Duration of Program

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

6 Months_____ 12 Months_____ 18 Months_____ 24 Months__X__ Other _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1997 (X)	2,306,250	NJ39DEP0020197	0	0	12/20/2000
FY 1998 (X)	2,306,250	NJ39DEP0020198	0	0	12/20/2000
FY 1999 (X)	2,040,168	NJ39DEP0020199	1,754,435	0	03/06/2002
FY 2000 (X)	2,147,820	NJ39DEP0020100	2,147,820	0	09/16/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

The plan is designed to decrease the level of drug activity and to make physical improvements at the various sites. The initial year of the plan will determine the baselines for the types and level of services to be implemented and thereafter implement support to specific areas. Each yearly phase was developed considering tasks completed and evaluation feedback as to the effectiveness of planned interventions that were implemented. The annual goal, if necessary, will be adjusted to ensure the maximum use of resources. A continued emphasis will be placed on education, security, young disabled residents, job skill development and training. The Newark Housing Authority (NHA) and the Newark Police Dept., (NPD) will continue with the Gun Buy Back initiative.

B. PHDEP Budget Summary

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

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	\$215,000
9130 - Employment of Investigators	\$200,000
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	\$145,000
9160 - Drug Prevention	\$1,420,000
9170 - Drug Intervention	\$60,000
9180 - Drug Treatment	0
9190 - Other Program Costs	\$60,000
TOTAL PHDEP FUNDING	\$2,100,000

C. PHDEP Plan Goals and Activities

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

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding:		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$215,000		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. 24hr security for elderly and low-rise developments			04/01/01	3/31/03	\$215,000		
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$200,000		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Enforce “One Strike” policy and investigate potential drug offenders			04/01/01	03/31/03	\$200,000	0	Increase the number of evictions under “One Strike” for drug related activities and decrease

							drug offenses.
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements						Total PHDEP Funding: \$145,000	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Security Doors, Intercoms.			04/01/01	03/31/03	\$85,000	0	Improve internal security at low-rise developments.
2. CPTED (Crime Prevention Through Environmental Design)			04/01/01	03/31/03	\$60,000	0	Improve internal security at low-rise developments.
3.							

9160 - Drug Prevention						Total PHDEP Funding: \$1,420,000	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Resident Training (GED, ABE, Literacy programs)	105	Age 18-30	04/01/01	03/31/03	\$440,000	0	Decrease the level of unemployed residents through job skill development.
2. Purchase Equipment (computers, training software, office equipment)	All	Age 10-30	04/01/01	03/31/03	\$150,000	0	Decrease the number of youth at risk by providing state of art education.
3. Recreation/Cultural (Rite of Passage, Beauty	All	All	04/01/01	03/31/03	\$600,000	0	Decrease the level of residents at risk through

Pageant, Basketball, Education & Cultural trips)							self-development and recreational services.
4. Administration Salaries	All	All	04/01/01	03/31/03	\$230,000	0	Insure timely submission of all reports. Maintain timeframes for all indicators

9170 - Drug Intervention						Total PHDEP Funding: \$60,000	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Mediation Counseling			04/01/01	03/31/03	\$60,000		Counseling residents and making referrals for drug and finance related offenses.
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$60,000	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1. Equipment			04/01/01	03/31/03	\$30,000	0	Insure timely submission of all reports and maintain timeframes for all indicators
2. Travel/Training			04/01/01	03/31/03	\$30,000	0	Insure timely submission of all reports and maintain timeframes for all indicators

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>				
9110				
9120	\$53,750	\$215,000	\$107,500	\$215,000
9130	\$50,000	\$200,000	\$100,000	\$200,000
9140				
9150	\$36,250	\$145,000	\$72,500	\$145,000
9160	\$355,000	\$1,420,000	\$710,000	\$1,420,000
9170	\$15,000	\$60,000	\$30,000	\$60,000
9180				
9190	\$15,000	\$60,000	\$30,000	\$60,000
TOTAL	\$525,000	\$2,100,000	\$1,050,000	\$2,100,000

Section 4: Certifications

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