

Notice of Public Hearing

Housing Authority of the City of Perth Amboy 5-Year PHA Plan

In accordance with the requirements of Federal Regulation 24 CFR Part 903, the Housing Authority of the City of Perth Amboy will conduct a public hearing to receive public comments on its 5-Year plan for fiscal years April 1, 2020-March 31, 2025, and the Housing Authority's goals, objectives and policies. The hearing will take place on Tuesday, November 26, 2019 at 5:30 p.m. in the Ed Scott Center at the Housing Authority's office, 881 Amboy Avenue, Perth Amboy, New Jersey 08861.

Written comments may also be submitted to the Housing Authority at this address.

The draft PHA Plan is available for review at the Housing Authority office and online at www.perthamboyha.org

Douglas G. Dzema, PHM
Executive Director

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: Perth Amboy Housing Authority PHA Code: NJ006</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>See below</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See below</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See below</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See below</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See below</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See below</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>attached</p>

B. Five-Year Plan

B.1 Mission

The mission of the Housing Authority of the City of Perth Amboy is to provide decent housing, suitable living environments and viable urban communities for economically disadvantaged families, and elderly and disabled persons without discrimination while promoting and enhancing their self-sufficiency and economic development.

B.2 Goals and Objectives

PHA Goal: To convert 60 Public Housing units to the Rental Assistance Demonstration Program

The Authority obtained a CHAP for the remaining public housing units at Willow Pond and Parkview Apartments. Conversion to PBV is expected by the close of 2020.

PHA Goal: Low Income Housing Tax Credit Compliance

Authority staff completed initial LIHTC certification of all 360 units. Staff is working with the Dunlap and Hansen RAD investors to ensure all 360 files are IRS compliant. Training for administrative and maintenance staff will continue, and administrative and maintenance procedures developed to maintain compliance. The tenant files and properties will continue to be audited and inspected by the NJ HMFA.

PHA Goal: Property Management Policies and Procedures

Property management staff and maintenance supervisors will review and revise all procedures to ensure compliance with RAD/PBV regulations, develop maintenance and preventive maintenance protocols, and focus efforts on tenant lease compliance.

PHA Goal: Housing Choice Voucher and Project Based Voucher Policy Development and Implementation The Authority continues to update this policy on an as needed basis. In 2020, a complete policy overhaul is planned.

PHA Goal-Housing Choice Voucher Participant Program Compliance: This effort is ongoing. It will be supported by the update in program policies and procedures as stated above.

PHA Goal: Staff Development

The Authority will assess staff training needs and provide training and continuing education on an annual basis. Staff will be cross trained and prepared to take on more responsibility/opportunities. The Authority continues to prepare for staff retirements and resignations.

The Personnel Policy will be reviewed and revised on an annual basis.

PHA Goal: Technology

The Authority will implement on-line application processing and web based document storage to increase efficiency in operations. The Authority will upgrade its computer hardware and software over the next five years.

PHA Goal: Waiting Lists

The Authority will reopen waiting lists for the PBV and HCV programs over the next five years. The PBV programs will have site based waiting lists, and the HCV waiting list will be program wide.

PHA Goal: Promote self-sufficiency and asset development of assisted households

The Authority will seek outside funding to supplement its FSS grant so that it can maintain a program size of 75 participants.

PHA Goal: Increase assisted housing choices - Provide homeownership opportunities to families.

Not less than 2 new participants will be attracted annually into the Section 8 Voucher Homeownership Program.

B.3. Progress Report

PHA'S Progress of Missions and Goals:

PHA Goal-Build New units (Status Complete): The PHA completed construction on its 70 unit affordable housing mixed finance project. The development was fully occupied October 2016.

PHA Goal-Demolish or dispose of obsolete public housing (Status Complete): 20 of the remaining 29 buildings at Delaney Homes were demolished at the time the Housing Authority consummated the sale of the remaining tract to the Perth Amboy Board of Education in September 2016.

PHA Goal-Convert 360 Public Housing units to the Rental Demonstration Program-RAD (Status Complete): The conversion of the 360 public housing units is complete.

PHA Goal-Staff Development (Status Complete): Six staff members are now LIHTC certified. Additionally, staff has completed Nan McKay Blended Occupancy Training and NAHRO RAD PBV training. One maintenance employee also successfully obtained a CDL driver's license. Maintenance staff also received mandatory Right to Know and Blood Borne Pathogen training in 2019.

PHA Goal-Technology (Status Complete): The Authority completed the transition to a new software platform (PHA-Web) in 2019. Maintenance work orders and HQS inspections are now done on handheld devices. A landlord portal was installed on the Authority's website to allow instant access to HAP payment information. All form letters, recertification packets and lease documents were uploaded to PHA Web, and are auto populated with participant information to increase efficiency.

PHA Goal-Public Housing Policy Development and Implementation (Status On Hold): The Authority's remaining 60 units of public housing are now being converted to RAD PBV. The Authority will continue to ensure the A&O policy remains compliant with HUD requirements until the conversion. At that point, all residents will be either PBV or HCV participants and subject to the Administrative Plan.

PHA Goal-Public Housing Lease Compliance (Status Complete): This item was completed. The lease is now compliant with RAD, LIHTC and Section 8 PBV requirements.

PHA Goal-Resident Organization (Status Complete): The Hansen Apartments (senior/disabled) elected a resident council during 2017. There has been no interest from Dunlap RAD residents in forming a resident council.

PHA Goal-Supportive Services (Status Complete): The ROSS Supportive Services grant was completed in July 2017. The Authority's residents are no longer eligible for this program due to the RAD conversion.

PHA Goal-Housing Choice Voucher Policy Development and Implementation (Status On-Going): The Authority continues to update this policy on an as needed basis. In 2020, a complete policy overhaul is planned.

PHA Goal-Housing Choice Voucher Participant Program Compliance (Status On-Going): This effort is on-going. It will be supported by the update in program policies and procedures as stated above.

PHA Goal-Promote self-sufficiency and asset development of assisted households (Status Complete): This funding year, January 2019 through December 2019, the Authority managed 100 FSS participants. Eighty-two percent of our FSS participants have an escrow account with funds totaling \$382,024.91. This year nine families graduated successfully from the program. These nine families accumulated \$150,344 in escrow funds that were disbursed at the end of their contract term. Four participants purchased a home and three graduates no longer need subsidy as a result of an increase in their earned income. In addition, this funding year the Authority provided six pre-purchase home buying workshops, two financial literacy classes, one career connections seminar and one post purchase workshop providing group counseling to 67 FSS participants. Financial literacy which included debt reduction and increased credit scoring continues to be at the forefront of our counseling. More than fifty percent of our participants create a spending plan and increase their credit scores as a result of counseling. In addition, the Authority collaborated with Middlesex County College this year to conduct a job fair and pre-job fair seminar on resume writing and how to conduct on the spot interviews. This skills training initiative is an effort to help our participants locate employment and or increase their earned income.

PHA Goal-Increase assisted housing choices (Status Complete): 5 families purchased a home this year. Four of the 5 were current FSS participants, and three of the five purchased without assistance.

B.4 VAWA Goals

The Authority is in compliance with the requirements of the VAWA act of 2013 consistent with HUD regulation 24 CFR 5.2005, and PIH Notices 2007-02 and 2017-8. This included providing all participants with HUD 5380 Notice of Occupancy Rights and HUD 5382 VAWA certification. As the landlord of PBV tenants we use and also require HCV landlords to use the VAWA lease addendum HUD 91067. The Authority also maintains a transfer policy that prioritizes residents needing to move due to domestic violence.

VAWA applicants who are displaced receive a preference for admission. The Housing Authority refers residents, Section 8 participants, and applicants who are victims or threatened victims of domestic violence, dating violence, sexual assault or stalking to the Perth Amboy Police Department's Domestic Violence Response Team for counseling and other assistance.

B.5. Significant Amendment or Modification

A “significant amendment” to or “Modification” from the PHA Plans shall consist of any of the following actions:

- A major change to the Housing Authority’s Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan.
- The addition of a non-emergency item to the Housing Authority’s Capital Fund program Five-Year Action Plan.
- Any change in the status of a public housing development with regard to planned demolition or disposition, homeownership programs, or conversion of public housing.
- The undertaking of new development or redevelopment activities not in the PHA Five-Year Plan.

B.6. Resident Advisory Board Recommendations

Report on the Public Advisory Process

To develop the PHA Annual Plan for the fiscal year April 1, 2020 to March 31, 2021, and the PHA 5-year plan for 2020-2025, the Housing Authority scheduled a meeting of a planning group, which includes Housing Authority Commissioners, staff members, and resident representatives from our public housing developments and from the Section 8 Housing Choice Voucher and RAD Project Based Voucher programs. The members of the planning group who were invited to the meeting are as follows:

Housing Authority Board of Commissioners

Edna Dorothy Carty-Daniel – Chairperson

Shirley Jones – Commissioner

Pastor Bernadette Falcon-Lopez- Commissioner

Public Housing

Ernestina Maldonado

Katrina Middleton

Dunlap RAD

Maria Guzman

Olga Guzman

Daniel Maldonado

Mary Snipes

Maribel Arocho

Minerva Jimenez

Hansen RAD
Steven Kristoff
Evelyn Wooten
Anna Figueroa
Hilda Williams

Section 8 HCV

Geraldine Allen
Rory Chestnut
Elizabeth Perez
Josephine Smith

Housing Authority Staff

Douglas G. Dzema, Executive Director
Kristi Penta Duffy-Director of Staff Operations
Christine DeAmorim, Multi-Family Services Supervisor
Judy Matias Ortiz- Application Intake Coordinator
Delilah Gonzalez, Senior Housing Property Manager
Alycia Brown, Section 8 Program Director
Eugenia Hill, Homeownership and Social Services Program Manager

The Planning group met on November 12, 2019 to review the draft plans.

V. Discussion of Goals- TBD

The draft plans developed by the Planning Group were made available to residents and other interested parties for review following the meeting. The plans and related documents were available for inspection at the Authority's main administrative office.

B.7. Certification by State or Local Officials

Attached.

Notice of a public hearing to be held November 26, 2019 was published in a newspaper of general circulation, the Woodbridge Home News-Tribune on October 8, 2019, not later than 45 days prior to the date of the hearing.

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: Perth Amboy Housing Authority PHA Code: NJ006 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 60 Number of Housing Choice Vouchers (HCVs) 1280 Total Combined 1340 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.					
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

B.	Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).
B.1	Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification (b) The PHA must submit its Deconcentration Policy for Field Office Review. (c) If the PHA answered yes for any element, describe the revisions for each element below:
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. See below.

C.	Annual Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.
C.1.	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
C.2	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-SM</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.</p>
D	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
D.1	<p>Civil Rights Certification.</p> <p><u>Form 50077-SM-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
D.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
E	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
E.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

B.1.a. Statement of Housing Needs.

Housing Needs of Families in the City of Perth Amboy

Based upon the information contained in the 2015-2020 Consolidated Plan of the City of Perth Amboy, the primary housing needs are affordability. Specifically, cost burden is most evident in renter-occupied units, among low-income households. The following table shows the estimated number of renter families that have a cost burden greater than 30% of income.

	Renter			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS				
Small Related	1,260	345	15	1,620
Large Related	280	40	10	330
Elderly	535	70	0	605
Other	450	115	0	565
Total need by income	2,525	570	25	3,120

The tables that follow show the housing needs of families on the Housing Authority's Public Housing and Section 8 waiting lists. Please note that applicants are on both waiting lists. In other words the total number of applicants is 311, and not 622.

Housing Needs of Families on the Public Housing Waiting List			
	Number of families	% of total families	Annual Turnover
Waiting list total	311		4
Extremely low income <=30% AMI	259	83.28%	
Very low income (>30% but <=50% AMI)	48	15.43%	
Low income (>50% but <80% AMI)	4	1.29%	
Families with children	84	27.00%	
Elderly/Disabled families	121	38.91%	
Near Elderly/ Single occupancy	106	34.09%	
White	188	60.45%	
Black/ African American	24	7.71%	

Housing Needs of Families on the Public Housing Waiting List			
American Indian	0	0%	
Asian	0	0%	
Multi-Racial	99	31.84%	
Hispanic	233	74.92%	
Characteristics by Bedroom Size			
0BR	155	49.83%	
1 BR	23	7.40%	
2 BR	82	26.37%	
3 BR	47	15.11%	
4 BR	4	1.29%	
5 BR	0	0%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months) 156 Family; 96 Elderly</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Section 8 Waiting List			
	Number of families	% of total families	Annual Turnover
Waiting list total	311		85
Extremely low income <=30% AMI	259	83.28%	
Very low income (>30% but <=50% AMI)	48	15.43%	
Low income (>50% but <80% AMI)	4	1.29%	
Families with children	84	27.00%	
Elderly/Disabled families	121	38.91%	
Near Elderly/ Single Occupancy	106	34.09%	
White	188	82.83%	

Housing Needs of Families on the Section 8 Waiting List			
Black/African American	24	7.71%	
American Indian	0	0%	
Asian	0	0%	
Multi-Racial	99	31.84%	
Hispanic	233	74.92%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 156</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Strategies for Addressing Housing Needs:

- Employ effective administrative procedures to minimize the number of project based vouchers and housing choice vouchers off-line.
- Reduce turnover time for vacated project based voucher units.
- To the extent the budget allows, establish adequate payment standards that will enable families to rent throughout the jurisdiction.
- 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.
- Affirmatively market to local non-profit agencies that assist the elderly and families with disabilities.

B.1.b. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Deconcentration:

The Authority currently operates less than 100 public housing units. Therefore, the deconcentration regulations do not apply.

Eligibility, Selection, and Admissions:

The Authority maintains a single, PHA wide waiting list. For HCV, applicants are ranked by the total number of preference points for which they qualify and date of application. For PBV and PH units, they are further sorted by bedroom size. Applicants are offered the first type of assistance that becomes available. They are permitted one rejection for program type. For example, an applicant offered PBV or PH may reject the offer to wait for HCV assistance. If they were to reject HCV assistance upon the next offer they would be removed from the waiting list.

Eligibility is based on income limits, mandatory requirements, and discretionary criteria required/permitted by HUD as stated in HUD regulations. Tenant screening is done for suitability of PH and PBV units. If an applicant does not pass the screening for a PH or PBV unit but is otherwise eligible for an HCV, they are kept on the waiting list for an HCV voucher.

Preference points are awarded for residency; working/elderly/disabled; Veterans; homelessness; displaced by domestic violence; and displaced by natural disaster, eminent domain, condemnation. Specific definitions of these preferences are contained in the A&O Policy and Administrative Plan.

B.1.c. Financial Resources:

- **Financial Resources:** The Authority anticipates that it will have a total of approximately available to operate its various programs and activities during the next year. These funds will be from federal grants received during this year, unobligated funds from federal grants received in previous years, rental income and non-federal income sources.

Financial Resources:		
Sources	Planned Funds	
1. Federal Grants		
a) Public Housing Operating Fund	\$153,640	
b) Public Housing Capital Fund	\$310,145	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$12,645,900	
f) Resident Opportunity and Self-Sufficiency Grants (FSS)	\$126,000	
g) Community Development Block Grant	\$16,000	
h) HOME	0	

Financial Resources:		
Sources	Planned Funds	
Other Federal Grants (housing counseling)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Grant Funds	0	
3. Public Housing Dwelling Rental Income		
Rental Income	0	
Laundry/Sales & Service/Surcharges	0	
4. Other income (list below)		
Fees for Service-Mgt Fees	\$327,610	
Antenna Revenue	0	
4. Non-federal sources (list below)		
Section 8 Administrative Fee Reserves	\$1,320,000	
Interest Income	\$84,000	
Portability Fees/Frauds	\$151,000	
Total Resources	\$15,134,295	

B.1.D. Rent Determination:

The Housing Authority either sets its public housing rents at 30% of the adjusted income of the family with several deductions and income disregards to promote resident self-sufficiency or it allows residents to pay a flat rent which is set at the market value of the apartment in accordance with section 210 of the HUD Appropriations Act of 2014. The Authority has established the payment standard to set the gross rents (payment to landlord plus utility allowances) for the section 8 programs between 90%-110% of the Fair Market Rents (FMR) for the area. The Housing Authority has also established a \$50.00 minimum rent for both public housing and section 8 programs.

B.1.E. Homeownership Programs:

The Authority administers an HCV homeownership program that currently has 34 active participants (project no. NJ006011). The program is open to all HCV, PH and PBV participants. Additionally, the Authority is a certified housing counseling agency and provides 1st time homeownership, foreclosure prevention and credit counseling and classes.

B.1.f. Substantial Deviation and B.1.g. Significant Amendment or Modification:

- Changes to rent or admissions policies or organization of the waiting list; or major changes to the Housing Authority's Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan that are expected to impact more than 20 percent of current applicants or program participants.
- The addition of a non-emergency item to the Housing Authority's Capital Fund program Five-Year Action Plan.
- Any change in the status of a public housing development with regard to planned demolition or disposition, homeownership programs, or conversion of public housing.
- The undertaking of new development or redevelopment activities not in the PHA Five-Year Plan.

B.2. Rental Assistance Demonstration (RAD)

The Housing Authority converted both its family developments (213 units) and its senior/disabled developments (147 units) to RAD effective December 1, 2017.

The Housing Authority applied to HUD to convert its remaining public housing stock of 60 mixed finance units to RAD. The Housing Authority received its CHAP letter on October 11, 2019. The PHA accepted the award and is in the process of completing its financing plan so that it can move forward with the conversion that is expected to take place sometime prior to March 31st, 2021.

B.3. Progress Report

PHA'S Progress of Missions and Goals:

PHA Goal-Build New units (Status Complete): The PHA completed construction on its 70 unit affordable housing mixed finance project. The development was fully occupied October 2016.

PHA Goal-Demolish or dispose of obsolete public housing (Status Complete): 20 of the remaining 29 buildings at Delaney Homes were demolished at the time the Housing Authority consummated the sale of the remaining tract to the Perth Amboy Board of Education in September 2016.

PHA Goal-Convert 360 Public Housing units to the Rental Demonstration Program-RAD (Status Complete): The conversion of the 360 public housing units is complete.

PHA Goal-Staff Development (Status Complete): Six staff members are now LIHTC certified. Additionally, staff has completed Nan McKay Blended Occupancy Training and NAHRO RAD PBV training. One maintenance employee also successfully obtained a CDL driver's license. Maintenance staff also received mandatory Right to Know and Blood Borne Pathogen training in 2019.

PHA Goal-Technology (Status Complete): The Authority completed the transition to a new software platform (PHA-Web) in 2019. Maintenance work orders and HQS inspections are now done on handheld devices. A landlord portal was installed on the Authority's website to allow instant access to HAP payment information. All form letters, recertification packets and lease documents were uploaded to PHA Web, and are auto populated with participant information to increase efficiency.

PHA Goal-Public Housing Policy Development and Implementation (Status On Hold): The Authority's remaining 60 units of public housing are now being converted to RAD PBV. The Authority will continue to ensure the A&O policy remains compliant with HUD requirements until the conversion. At that point, all residents will be either PBV or HCV participants and subject to the Administrative Plan.

PHA Goal-Public Housing Lease Compliance (Status Complete): This item was completed. The lease is now compliant with RAD, LIHTC and Section 8 PBV requirements.

PHA Goal-Resident Organization (Status Complete): The Hansen Apartments (senior/disabled) elected a resident council during 2017. There has been no interest from Dunlap RAD residents in forming a resident council.

PHA Goal-Supportive Services (Status Complete): The ROSS Supportive Services grant was completed in July 2017. The Authority's residents are no longer eligible for this program due to the RAD conversion.

PHA Goal-Housing Choice Voucher Policy Development and Implementation (Status On-Going): The Authority continues to update this policy on an as needed basis. In 2020, a complete policy overhaul is planned.

PHA Goal-Housing Choice Voucher Participant Program Compliance (Status On-Going): This effort is on-going. It will be supported by the update in program policies and procedures as stated above.

PHA Goal-Promote self-sufficiency and asset development of assisted households (Status Complete): This funding year, January 2019 through December 2019, the Authority managed 100 FSS participants. Eighty-two percent of our FSS participants have an escrow account with funds totaling \$382,024.91. This year nine families

graduated successfully from the program. These nine families accumulated \$150,344 in escrow funds that were disbursed at the end of their contract term. Four participants purchased a home and three graduates no longer need subsidy as a result of an increase in their earned income. In addition, this funding year the Authority provided six pre-purchase home buying workshops, two financial literacy classes, one career connections seminar and one post purchase workshop providing group counseling to 67 FSS participants. Financial literacy which included debt reduction and increased credit scoring continues to be at the forefront of our counseling. More than fifty percent of our participants create a spending plan and increase their credit scores as a result of counseling. In addition, the Authority collaborated with Middlesex County College this year to conduct a job fair and pre-job fair seminar on resume writing and how to conduct on the spot interviews. This skills training initiative is an effort to help our participants locate employment and or increase their earned income.

PHA Goal-Increase assisted housing choices (Status Complete): 5 families purchased a home this year. Four of the 5 were current FSS participants, and three of the five purchased without assistance.

D.1 Civil Rights Certification:

Attached

D.2. Resident Advisory Board (RAB) Recommendations:

TBD

D.3 Certifications by State or Local Officials:

Attached

E.1. Capital Improvements:

The most recent HUD approved 5-year action plan for the period 2018-2022 was submitted and approved in EPIC on 9/24/2019

The Housing Authority's Five-Year and Annual Plans are available for review by the public at the Authority's central office and at the Hansen Apartments: 881 Amboy Avenue, and 415 Fayette Street, respectively. Both locations are in Perth Amboy, New Jersey. Additionally, the Five-Year and Annual Plan are posted on the Authority's website.

Instructions for Preparation of Form HUD-50075-SM

Annual Plan for Small and High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is also due. ([24 CFR §903.12](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to [24 CFR §903.2\(b\)\(2\)](#) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and [24 CFR §903.12\(b\)](#).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

C. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is not due. (24 CFR §903.12)

C.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](http://www.hud.gov/offices/pih/centers/sac/conversion.cfm)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

C.2 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing form HUD-50077 SM-HP.

D. Annual Plan. PHAs must complete this section in all years.

- D.1 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- D.2 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- D.3 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

E. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

- E.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

PHA 5-Year and Annual Plan		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		OMB No. 2577-0226 Expires 4/30/2011	
1.0	PHA Information PHA Name: Housing Authority of the City of Perth Amboy PHA Code: NJ006 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 04/2015				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 391 Number of HCV units: 920(includes 100 RAD Vouchers)				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia Not Applicable <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: - See following pages.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See following pages.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See following pages (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See following pages.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or <i>Disposition</i>, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See following pages.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See following pages.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See following pages.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See following pages.				
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. See following pages.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See following pages.				

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

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

5.0 Five-Year Plan

5.1 Mission

The mission of the Housing Authority of the City of Perth Amboy is to provide decent housing, suitable living environments and viable urban communities for economically disadvantaged families, and elderly and disabled persons without discrimination while promoting and enhancing their self-sufficiency and economic development.

5.2 Goals and Objectives

PHA Goal: Expand the supply of assisted housing - Build new units.

The Authority will begin construction shortly of Willow Pond a 70 unit affordable housing development which will contain 29 public housing, 6 project based voucher (PBV) , and 35 LIHTC units. It is anticipated construction will begin in January 2015, construction will be completed by February 2016, an occupancy will be completed by June 2016.

PHA Goal: Improve the quality of assisted housing - Demolish or dispose of obsolete public housing.

21 of 29 buildings at Delaney Homes has been demolished. The remaining buildings will be demolished upon disposition of the property to a developer through sale or long term lease. It is anticipated this goal will be completed by January 2017.

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PHA Goal: To convert 360 Public Housing units to the Rental Assistance Demonstration Program.

The Authority's application was reviewed and found compliant by HUD. The Authority is currently on the wait list for RAD funding.

PHA Goal: Staff Development

The Authority will assess staff training needs and provide training and continuing education on an annual basis. Staff will be cross trained and prepared to take on more responsibility/opportunities.

The Personnel Policy will be reviewed and revised on an annual basis.

PHA Goal: Technology

The Authority will upgrade its tenant database and accounting database software programs. The Authority will upgrade its computer hardware and software. Staff will be trained to more efficiently use the available technology. Protection of tenant data will be improved.

PHA Goal: Public Housing Policy Development and Implementation

The Authority will review and revise its Admissions and Occupancy Policy on an annual basis. All forms and checklists will be regularly updated.

PHA Goal: Public Housing Lease Compliance

The Public Housing lease will be revised and enforcement increased in key areas as determined.

PHA Goal: Resident Organization

The Authority will work with tenants at NJ006-004005 to reorganize and hold elections for its resident council

PHA Goal: Supportive Services

The Authority will increase partnerships with supportive service organizations to assist all Public Housing residents and participants in Housing Choice Voucher program

PHA Goal: Housing Choice Voucher Policy Development and Implementation

The Authority will review and revise its Administrative Plan on an annual basis. All forms and checklists will be regularly updated.

PHA Goal: Housing Choice Voucher Participant Program Compliance

The Authority will review and revise its procedures regarding participant program compliance.

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

PHA Goal: Promote self-sufficiency and asset development of assisted households

The Authority will increase its Public Housing and Section 8 Family Self-Sufficiency Program from 125 participants to 135 participants and participation will be maintained at 135 participants. The Authority will provide Financial Capability training and coaching to 100 public housing and section 8 participants over five years.

PHA Goal: Increase assisted housing choices - Provide homeownership opportunities to families.

Not less than 3 new participants will be attracted annually into the Section 8 Voucher Homeownership Program.

6.0 PHA Plan Update

(a)(1) The following elements have been updated since the Housing Authority's last Annual PHA Plan submission:

- Financial Resources
- Fiscal Year Audit
- Capital Fund Program Annual Statement and Five-Year Action Plan

(a) (2) Rental Assistance Demonstration (RAD)

The Perth Amboy Housing Authority previously incorporated into its annual and 5-year PHA Plan the Rental Assistance Demonstration Program (RAD). Its application was found to be in compliance and the Authority is now on the waiting list for RAD funding. If funds become available the Authority will conduct a financial assessment to determine if it will be cost effective to convert to the RAD program. If the Authority converts to RAD, upon conversion to (Project Based Vouchers or Project Based Rental Assistance) the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (*For conversions to PBV*: Section 1.6.C & 1.6.D of PIH Notice 2012-32, REV-1; *For conversions to PBRA*: Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-1). Additionally, the Perth Amboy Housing Authority is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Perth Amboy Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Perth Amboy Housing Authority may also borrow funds to address their capital needs. The Perth Amboy Housing Authority may also be contributing Operating Reserves and Capital Funds towards the conversion. The Perth Amboy Housing Authority currently has debt under the Capital Fund Financing Program and will be working with Bank of New York to address outstanding debt issues, which may result in additional reductions of capital funds.

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

(b) The Housing Authority's Five-Year and Annual Plans are available for review by the public at the Authority's central office and at the Hansen Apartments: 881 Amboy Avenue, and 415 Fayette Street, respectively. Both locations are in Perth Amboy, New Jersey. Additionally, the Five-Year and Annual Plan are posted on the Authority's website.

PHA Plan Elements

- **Eligibility, Selection and Admissions Policies:** The Authority has modified its Admissions and Occupancy Policies for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan to comply with changes to federal housing statutes. As part of those changes, the Housing Authority has adopted the Equal Access Rule in accordance with PIH 2014-20 to provide equal access to public housing and section 8 assistance regardless of sexual orientation, gender identity, or marital status. The Authority has also adopted revised flat rents for public housing in accordance with Section 210 of the HUD Appropriations Act of 2014
- **Financial Resources:** The Authority anticipates that it will have a total of approximately \$16,804,680 available to operate its various programs and activities during the next year. These funds will be from federal grants received during this year, unobligated funds from federal grants received in previous years, rental income and non-federal income sources.

Financial Resources:		
Sources	Planned Funds	
1. Federal Grants		
a) Public Housing Operating Fund	1,719,720	
b) Public Housing Capital Fund	904,210	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,205,460	
f) Resident Opportunity and Self-Sufficiency Grants	-	
g) Community Development Block Grant	14,000	
h) Family Self-Sufficiency Grant	189,860	
i) HOME	-	
Other Federal Grants (housing counseling)	14,260	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FYs 2013-2014 Capital Grant Funds	138,280	

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

Financial Resources:		
Sources	Planned Funds	
3. Public Housing Dwelling Rental Income		
Rental Income	1,801,000	
Laundry/Sales & Service/Surcharges	134,500	
4. Other income (list below)		
Fees for Service-Mgt Fees	477,490	
Antenna Revenue	160,000	
4. Non-federal sources (list below)		
Section 8 Administrative Fee Reserves	909,500	
Interest Income	6,400	
Portability Fees	130,000	
Total Resources	16,804,680	

- Rent Determination:** The Housing Authority either sets its public housing rents at 30% of the adjusted income of the family with several deductions and income disregards to promote resident self-sufficiency or it allows residents to pay a flat rent which is set at the market value of the apartment in accordance with section 210 of the HUD Appropriations Act of 2014. The Authority has established the payment standard to set the gross rents (payment to landlord plus utility allowances) for the section 8 programs between 90%-110% of the Fair Market Rents (FMR) for the area. The Housing Authority has also established a \$50.00 minimum rent for both public housing and section 8 programs.
- Operations and Management:** The Authority owns, maintains and manages 391 conventional public housing units. It also manages 820 tenant based section 8 vouchers and 100 project-based RAD vouchers. The Authority operates a Family Self-Sufficiency Program, and a Housing Voucher Homeownership Program.
- Grievance Procedures:** The Authority has established written grievance procedures for its public housing program, which have been incorporated in its Public Housing Admissions and Occupancy Policies. It has also established a written informal review process for its section 8 program that has been incorporated in its Section 8 Housing Assistance Payments Administrative Plan.
- Designation of Housing for Elderly and Disabled Families:** The Housing Authority does not plan to designate any of its existing developments (with the exception of the Parkview) for the exclusive occupancy of elderly households. It also has no plans to designate any of its development for the exclusive occupancy of disabled households. The Housing Authority has designated its newest development, The Parkview, for the exclusive occupancy of elderly households.

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- **Community Service and Self-Sufficiency:** The Housing Authority operates a number of programs that are geared to providing supportive service and enhancing the self-sufficiency of its residents. It operates a Family Self-Sufficiency (FSS) program, and a Voucher Homeownership Program that are available to both public housing and section 8 residents and are geared to promoting economic self-sufficiency.
- **Safety and Crime Programs:** In conjunction with the Perth Amboy Police Department, the Housing Authority has conducted an assessment of crime and safety issues and has developed a series of activities geared to sustaining and improving the overall safety of public housing developments. In doing its modernization work, the Authority utilizes design features that have been proven to improve security and safety. The Authority also has provided space to Catholic Charities for an after school program. Most importantly, it has forged a cooperative relationship with the Perth Amboy Police Department to prevent crime in public housing. The development that is most affected is William A. Dunlap Homes.
- **Pets:** Residents have the right to keep pets in accordance with HUD regulations at 24 CFR Part 960, Subpart G; New Jersey State Law; City of Perth Amboy applicable ordinances; and Perth Amboy Housing Authority policies. The Housing Authority's pet policies: set limits on the number and types of pets allowed; require residents to register pets, obtain a pet permit, pay a permit application fee (not required for elderly residents), and post a security deposit for potential damage; and set forth conditions for pet management and control.
- **Civil Rights Certifications:** The civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. The Housing Authority examines its housing programs to identify any impediments to fair housing choice within those programs and addresses those impediments in a reasonable fashion in view of the resources available. The Housing Authority works with the City of Perth Amboy to implement the City's initiatives to affirmatively further fair housing and housing opportunities. The Housing Authority's PHA Annual Plan is consistent with the Consolidated Plan of the City of Perth Amboy.
- **Fiscal Year Audit:** A fiscal audit for the Housing Authority's fiscal year ended March 31, 2014 was submitted to HUD. There were no findings as the result of that audit.
- **Asset Management:** The Housing Authority assessed its entire portfolio of public housing properties and the market place. The results of that assessment form the basis for the long-term strategic planning decisions for the Authority. To comply with the Public Housing Operating Fund Rule, the Authority has established three asset management projects (AMPs) for project-based funding, accounting, budgeting, management and performance assessment. These are as follows:
 - William A. Dunlap Homes/ George J. Otlowski Sr. Gardens/Douglas G. Dzema Gardens/John E. Sofield Gardens AMP, NJ 006000001-213 Units
 - NJ006004005, Stack Apartments-Hansen Apartments AMP-147 units
 - NJ006000013, Parkview Apartments-84 tax credit units (31 of which are under the ACC)

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- **Violence Against Women Act (VAWA):** The Housing Authority undertakes affirmative measures: to protect adult and child victims of domestic violence, dating violence, sexual assault or stalking, who are residents of public housing or assisted through the Section 8 Voucher program, from loss of tenancy or housing assistance; and to serve the needs of adult and child victims of domestic violence, dating violence, sexual assault or stalking.

The Housing Authority's Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan provide that adult and child victims of domestic violence, dating violence, sexual assault or stalking shall not be subject to eviction, loss of tenancy or occupancy rights, or termination of housing assistance, or otherwise penalized as a result of criminal activity directly relating to domestic violence, dating violence or stalking engaged in by a member of a tenant's household, or any guest or other person under the tenant's control if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence or stalking. The Housing Authority's Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan also provide for preference in admissions or selection for assistance to applicants displaced as a result of domestic violence.

The Housing Authority notifies all residents, recipients of Section 8 assistance, and applicants for public housing or Section 8 assistance of their rights under Public Law 109-162, including their right to confidentiality and the limits thereof. The Housing Authority notifies its staff members involved in the management of public housing and the Section 8 program, and property owners receiving Section 8 housing assistance payments of their rights and obligations under Public Law 109-162.

The Housing Authority refers residents, Section 8 participants, and applicants who are victims or threatened victims of domestic violence, dating violence, sexual assault or stalking to the Perth Amboy Police Department's Domestic Violence Response Team for counseling and other assistance.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

The Authority is in the process of redevelopment of the former Delaney Homes site. To date 21 of the 29 buildings at Delaney Homes have been demolished. A master plan was developed and approval from the City of Perth Amboy and Planning Board was received for construction of 70 units of affordable housing on 3.9 acres which will be known as Willow Pond. The development will contain 29 public housing, 6 project based vouchers (PBV) and 35 low income housing tax credit (LIHTC) units. There will be 14 1BR, 36 2 BR and 20 3BR units at the site, including 4 handicapped accessible units and 2 hearing/visual accessible units.

In accordance with the master plan and approvals received from the City and Planning Board the property was subdivided and the remaining 11.7 acres were made available for sale or long term lease for commercial use and the Authority is seeking a developer for the property. If this is the case, the Housing Authority will apply to HUD for authority for the disposition of a portion or all of Delaney Homes.

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The Housing Authority has filed a RAD application to convert 360 of its public housing units to Section 8 rental vouchers.

The Housing Authority administers a homeownership program in conjunction with its Section 8 Family Self-Sufficiency Program. There are currently 33 participants on the program.

8.0 Capital Improvements

The Authority has established the capital needs that it intends to address during this year and in subsequent years. These needs are detailed in the Annual Statement for the Federal Fiscal Year 2015 Capital Fund Program Grant NJ39-P006-50115; the Performance and Evaluation Reports for the FFYs 2013-2014 CFP Grants NJ39-P006-50113 and -50114; and the CFP Five-Year Action Plan for FFYs 2015-2019, which are attached to this PHA Annual Plan. The Authority has \$161,659 of unobligated funds from previous Capital Fund Program grants (as of 9/30/2014) and anticipates an additional \$904,210 of CFP funds in FY 2015. The Housing Authority will use these funds for various capital and management improvements at the following developments:

- William A. Dunlap Homes/ George J. Otlowski Sr. Gardens/Douglas G. Dzema Gardens/John E. Sofield Gardens AMP, NJ 006000001
- Richard F. Stack Apartments- Wesley T. Hansen Apartments AMP, NJ 006004005

A portion of the CFP funds must be used for debt service for bond financing provided through the Capital Fund Financing Program, New Jersey Housing and Mortgage Finance Agency CFP Revenue Bonds 2004 Series A. The bond proceeds and interest were used from 2005 through 2008 to accelerate the modernization of Dunlap Homes, Stack Apartments and Hansen Apartments. This program was completed and closed out in the previous fiscal year.

9.0 Housing Needs.

Housing Needs of Families in the City of Perth Amboy

Based upon the information contained in the 2010-2015 Consolidated Plan of the City of Perth Amboy, the following table shows the estimated number of renter families that have housing needs and the factors affecting housing needs. The factor affecting the housing needs for each family type are rated on a scale from 1 to 5, with 1 being "no impact" and 5 being "severe impact."

Housing Needs of Families in the City of Perth Amboy							
Family Type	Total Renter Families	Need Factor: Affordability	Need Factor: Supply	Need Factor: Housing Quality	Need Factor: Accessibility	Need Factor: Unit Size	Need Factor: Location

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Housing Needs of Families in the City of Perth Amboy							
Family Type	Total Renter Families	Need Factor: Affordability	Need Factor: Supply	Need Factor: Housing Quality	Need Factor: Accessibility	Need Factor: Unit Size	Need Factor: Location
Income <= 30% of AMI	3,033	5	4	3	5	5	1
Income >30% but <=50% of AMI	1,890	4	3	3	5	4	1
Income >50% but <80% of AMI	1,168	3	3	3	5	3	1
Elderly	982	4	2	2	5	1	1
Families with Disabilities	N/A	4	5	3	5	3	1
Al Minorities	N/A	4	3	3	5	4	1

The tables on the following pages show the housing needs of families on the Housing Authority's Public Housing and Section 8 waiting lists.

Housing Needs of Families on the Public Housing Waiting List			
	Number of families	% of total families	Annual Turnover
Waiting list total	1,159		21
Extremely low income <=30% AMI	1,137	98%	
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	22	2%	
Families with children	514	44.35%	

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Housing Needs of Families on the Public Housing Waiting List			
Elderly families	356	30.72%	
Families with Disabilities	391	33.74%	
White	994	85.76%	
Black/ African American	150	12.94%	
American Indian	0	0%	
Asian	6	0.52%	
Multi-Racial	9	0.78%	
Hispanic	876	75.58%	
Characteristics by Bedroom Size			
0BR	0	0%	
1 BR	571	49.27%	
2 BR	333	28.73%	
3 BR	227	19.58%	
4 BR	26	2.2%	
5 BR	2	>1%	
<p align="center">Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p align="center">If yes:</p> <p>How long has it been closed (# of months) 90 Family; 27 Elderly</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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 displaced by natural disaster</p>			

Housing Needs of Families on the Section 8 Waiting List			
	Number of families	% of total families	Annual Turnover
Waiting list total	862		40
Extremely low income <=30% AMI	836	97%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	26	3%	

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Housing Needs of Families on the Section 8 Waiting List			
Families with children	520	60.32%	
Elderly families	168	19.49%	
Families with Disabilities	194	22.51%	
White	714	82.83%	
Black/ African American	140	16.24%	
American Indian	0	0%	
Asian	4	>1%	
Multi-Racial	4	>1%	
Hispanic	615	71.35%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p style="padding-left: 40px;">How long has it been closed (# of months)? 90</p> <p style="padding-left: 40px;">Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p style="padding-left: 40px;">Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Strategies for Addressing Housing Needs

The Housing Authority will take the following actions to address housing needs:

- Employ effective maintenance and management policies to minimize the number of public housing units and section 8 vouchers off-line.
- Reduce turnover time for vacated public housing units.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- 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.
- Affirmatively market to local non-profit agencies that assist the elderly and families with disabilities.
- Apply for additional section 8 vouchers, including special-purpose vouchers targeted to the elderly or families with disabilities and project-based vouchers, should they become available.
- Seek replacement of public housing units lost to the inventory and leverage other affordable housing resources through mixed finance development.
- Convert a number of existing tenant-based vouchers to project-based vouchers and target these to leverage the development of an enhanced living housing facility for low-income elderly residents.

10.0 Additional Information

(a) Progress in Meeting Mission and Goals.

The Authority's progress in meeting the goals identified in the PHA Five-Year Plan for FYs 2010-2014 is described below.

PHA Goal: Expand the supply of assisted housing - Build new units.

The Authority completed construction and occupied 84 units of affordable housing at the Parkview in 2011. This development is designated for elderly only and contains 31 public housing, 6 project based voucher (PBV) and 47 LIHTC units. The Authority will begin construction shortly of Willow Pond a 70 unit affordable housing development which will contain 29 public housing, 6 project based voucher (PBV), and 35 LIHTC units.

PHA Goal: Improve the quality of assisted housing - Demolish or dispose of obsolete public housing.

21 of 29 buildings at Delaney Homes has been demolished. The remaining buildings will be demolished upon disposition of the property to a developer through sale or long term lease.

PHA Goal: Promote self-sufficiency and asset development of assisted households - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Over the past 5 years 34 families have successfully completed in the Family Self Sufficiency Program. Currently there are 125 family participating. The Authority has one of the largest FSS programs in New Jersey, employing three full time case managers to provide services to section 8 and public housing families participating in the program. Participants have received life and job readiness skills, job training, educational opportunities, career counseling, employment opportunities, credit counseling and financial literacy education through this program.

Many FSS participants move on to the Authority's homeownership program. The Authority was the first Public Housing Authority in the State of New Jersey to offer its residents the opportunity to purchase a home utilizing the Section 8 Homeownership Voucher after the U.S. Department of Housing and Urban Development (HUD) implemented the program in September 2000. There are currently 39 families who are using their voucher towards the mortgage on their home.

Since October 2011 the Authority has had a partnership with NJ Institute for Disabilities to provide supportive services for our elderly and disabled residents at NJ006-000001 through the ROSS program. There are currently 70 households receiving assistance.

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PHA Goal: Increase assisted housing choices - Provide voucher mobility counseling.

100% of participants in the Section 8 Voucher program are counseled with regard to housing opportunities and locations available to them. Currently the Authority has 42 participants using their vouchers in other jurisdictions through the state and country. The Authority also administers over 200 vouchers in Perth Amboy for other housing authorities.

PHA Goal: Increase assisted housing choices - Provide homeownership opportunities to families.

Over the last 5 years 15 public housing and section 8 participants have successfully purchased homes using a housing choice voucher. Thirty-nine families have participated to date and 6 have either voluntarily withdrawn from assistance or reached total tenant payment (TTP) and had to be terminate from assistance in accordance with HUD regulations.

PHA Goal: To convert 360 Public Housing units to the Rental Assistance Demonstration Program.

The Authority's application was reviewed and found compliant by HUD. The Authority is currently on the wait list for RAD funding.

(b) Significant Amendment and Substantial Deviation/Modification. A "significant amendment" to or "substantial deviation" from the PHA Plans shall consist of any of the following actions:

- A major change to the Housing Authority's Admissions and Occupancy Policy for Public Housing and its Section 8 Housing Assistance Payments Administrative Plan.
- The addition of a non-emergency item to the Housing Authority's Capital Fund program Five-Year Action Plan.
- Any change in the status of a public housing development with regard to planned demolition or disposition, homeownership programs, or conversion of public housing.
- The undertaking of new development or redevelopment activities not in the PHA Five-Year Plan.

(c) The Housing Authority of the City of Perth Amboy is not subject to any memorandum of agreement with HUD or any plan to improve performance.

11.0 Required Submission for HUD Field Office Review

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

The following documents are attached to this PHA Annual Plan:

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations
- (b) Form HUD-50077-CR, Civil Rights Certification
- (c) Form HUD-50070, Certification for a Drug-Free Workplace
- (d) Form HUD-50071, Certification of Payments to Influence Federal Transactions
- (e) Form SF-LLL, Disclosure of Lobbying Activities
- (f) Resident Advisory Board (RAB) and other comments received during the public advisory process.
- (g) Form HUD-50075.1, Capital Fund Program Annual Statement for FY 2013 grant
- (h) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan for FYs 2013-2017
- (i) Forms HUD-50075.1, CFP Performance and Evaluation Reports for FYs 2010-2012 grants

The Housing Authority undertook no lobbying activities in connection with this PHA Annual Plan submission. The form SF-LLL, Disclosure of Lobbying Activities Continuation Sheet is not attached.

No elements of this PHA Annual Plan have been challenged.

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

Report on the Public Advisory Process

To develop the PHA Annual Plan for the fiscal year April 1, 2015 to March 31, 2016, PHA 5-year plan for 2015-2019, and to update the Capital Fund Program Five-Year Plan for 2015 to 2019, the Housing Authority scheduled a meeting of its planning group, which includes Housing Authority Commissioners, staff members, representatives from City agencies, and resident representatives from our public housing developments and from the Section 8 Certificate and Voucher programs. The members of the planning group who were invited to the meeting are as follows:

Housing Authority Board of Commissioners

Edna Dorothy Carty-Daniel – Chairperson

Reverend Gregory Pabon – Commissioner

City of Perth Amboy

Annie Hindenlang, Director/Office of Economic and Community Development-City of Perth Amboy

David Benyola – City of Perth Amboy

Dunlap Homes, Otlowski Gardens, Dzema Gardens, Sofield Gardens Resident Representatives

Judith DeJesus

Gerardo Quiles

Beth Beiter

Sharon Fecso

Randi Brockman

Maribel Arocho

Lisette Saez

Denise Snipes

Rachel Vasquez

Stack Apartments, Hansen Apartments

Steven Kristoff

Evelyn Wooten

Anna Figueroa

Carmen Fernandez

Dolores Cabassa

Housing Authority Staff

Douglas G. Dzema, Executive Director

Thomas Furlong, Director of Financial Operations

Kristi Penta Duffy-Asset Manager

Christine DeAmorim, Family Housing Property Manager

Brenda Malave, Senior Housing Property Manager

Douglas Sabey, Construction Inspector

Albert Anikwe, Public Housing Inspector

George Boulieris, Maintenance Supervisor

Steve Yuhasz, Assistant Maintenance Supervisor

FY 2015 Annual Plan and 5-Year Plan for FYs 2015-2019

The Planning group met on December 1, 2014 to develop the draft plans. The agenda for this meeting was as follows:

I. PHA Planning Process and Schedule

II. Development Activities

Status of Delaney Homes Redevelopment
PARTNER - Gateway Area Development
Habitat for Humanity

III. Energy Performance Contract

Status of Energy Performance Contract
Conversion to RAD Program

IV. Capital Fund Program

Status of Open Grants
2015 Capital Fund Program Annual Statement
Capital Fund Program Five-Year Plan for 2015-2019

V. Discussion of Goals

The draft plans developed by the Planning Group were made available to residents and other interested parties for review following the meeting. The plans and related documents were available for inspection at the Authority's main administrative office.

Notice of a public hearing to be held January 12, 2015 was published in a newspaper of general circulation, the Woodbridge Home News-Tribune on December 5, 2014, not later than 45 days prior to the date of the hearing.

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

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

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

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change. (As per Notice PIH 2008-41 this is struck out due to fluctuations in capital fund appropriations)
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

Perth Amboy Housing Authority

NJ 006

5-Year PHA Plan for Fiscal Years 2015- 2019

Annual PHA Plan for Fiscal Years 2015- 2016

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

Name of Authorized Official Edna Dorothy Carty-Daniel

Title Chairperson

Signature

Date

1.9.15

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Perth Amboy

NJ006

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official 	Douglas G. Dzema
Title	Executive Director
Signature	Date 1-15-11

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of Perth Amboy

Program/Activity Receiving Federal Grant Funding

Annual Plan/Five-Year Plan/CFP 2015-2019

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

NJ006-000001

NJ006-004005

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

Name of Authorized Official
Douglas G. Dzema

Title
Executive Director

Signature

Date

X

1-6-15

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Perth Amboy

Program/Activity Receiving Federal Grant Funding

Annual Plan 2015-2016/ Five-Year Plan 2015-2019/ Capital Plan 2015-2019

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Douglas G. Dzema

Title

Executive Director

Signature

Date (mm/dd/yyyy)

1-6-15

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 13	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: 13	
6. Federal Department/Agency: US Department of HUD	7. Federal Program Name/Description: Annual/Five-Year/CFP 2015-2019 CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: Douglas G. Dzema Title: Executive Director Telephone No.: (732) 826-3110 ext. 610 Date: 1-6-15	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

FY 2015 PHA PLAN
DECEMBER 1ST, 2014

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

2013 CFP Annual Statement

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

Housing Authority of the City of Perth Amboy

Grant Type and Number:
Capital Fund Program Grant No: NJ39-P006-50113
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant: **2013**

FFY of Grant Approval: **2013**

Type of Grant
☐ Original Annual Statement
☒ Performance and Evaluation Report for Period Ending: 9/30/2014
☐ Reserve for Disasters/Emergencies

☒ Revised Annual Statement (revision no: 1)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revision #1	Revision #2	Total Actual Cost ¹	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ²		0	188,000.00		188,000.00	
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)			94,000.00		94,000.00	94,000.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		40,000.00	52,000.00		42,884.86	29,790.86
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		127,500.00	136,500.00		127,843.50	43,493.50
11	1465.1 Dwelling Equipment—Nonexpendable		354,816.99	175,816.99		90,687.37	14,687.37
12	1470 Non-dwelling Structures		5,000.00	0.00		0.00	0.00
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs		25,000.00	0.00		0.00	0.00
17	1499 Development Activities ⁴		80,000.00	80,000.00		80,000.00	63,505.75

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

2013 CFP Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No. NJ39-P060-50113 Replacement Housing Factor Grant No: Date of CFFP:		FY of Grant: 2013 FY of Grant Approval: 2013	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2014 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Type of Grant							
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹			
		Revision #1	Revision 2	Obligated	Expended		
18a	1501 Collateralization or Debt Service paid by the PHA	215,739.01	215,739.01	215,739.01	106,075.46		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	942,056.00	942,056.00	839,154.74	351,552.94		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director: Douglas G. Dzema		Date: September 30, 2014		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

² To be completed for the Performance and Evaluation Report.
Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Housing Authority of the City of Perth Amboy

[illegible]¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

2013 CFP Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P00650113 CFPP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2013		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision 1	Revision 2	Funds Obligated ²	Funds Expended ³	
NJ006-000001	Architectural & Engineering Services	1430		35,000.00	40,000.00	32,270.67	22,676.67	
Dunlap Homes/	Site Improvements-Fence	1450		122,500.00	122,500.00	120,821.70	36,471.70	
Ottowski Gardens/	LBP Abatement	1460		5,000.00	5,000.00	5,000.00	5,000.00	
Dzema Gardens/	Kitchen Improvements	1460		300,816.99	4,816.99	3,943.20	3,943.20	
Sofield Gardens AMP	Apt. Renovations	1460		10,000.00	5,000.00	2,257.31	2,257.31	
	Relocate Emergency Generator	1460		34,000.00	5,000.00	0	0	
	Relocation	1495		25,000.00	0.00	0	0	
	Operations	1406		0	188,000.00	188,000	0	
NJ006-004005	Architectural & Engineering Services	1430		5,000.00	12,000.00	10,614.19	7,114.19	
Stack Apts./Hansen	Site Improvements	1450		5,000.00	14,000.00	7,021.80	7,021.80	
Apts. AMP	Apt. Renovations	1460		5,000.00	2,000.00	0	0	
	Fire Suppression System	1460		0	3,500.00	3,486.86	3,486.86	
	Underground Sewer Line	1460			76,000.00	76,000.00	0.00	
	Emergency Call System	1460		0	30,000.00	0	0	
	CCTV Upgrade	1460		0	15,000.00	0	0	
	Domestic HW Heaters-Hansen	1460		0	29,500.00	0	0	
PHA-Wide Program	Program Administration Fees	1410		94,000.00	94,000.00	94,000.00	94,000.00	
Administration	Overhaul garbage truck	1465.1		5,000.00	5,000.00			
	Debt Service on Series 2004A NJHMPA Bonds	1501		215,739.01	215,739.01	215,739.01	106,075.46	
Delaney Homes	Development Activities	1499		0.00	80,000.00	80,000.00	63,505.75	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2014 CFP Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

Part I: Summary

PHA Name:

Housing Authority of the City of Perth Amboy

Grant Type and Number
Capital Fund Program Grant No: NJ39-P006-50114
Replacement Housing Factor Grant No:
Date of CFP:

FFY of Grant: **2014**
FFY of Grant Approval: **2014**

Type of Grant
☐ Original Annual Statement
☒ Performance and Evaluation Report for Period Ending: 9/30/14
☐ Reserve for Disasters/Emergencies

☒ Revised Annual Statement (revision no:2)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Revision #1	Total Estimated Cost	Revision #2	Total Actual Cost ¹	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ²						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		90,000.00		90,000.00	90,000.00	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		10,000.00		2,500.00		
8	1440 Site Acquisition						
9	1450 Site Improvement		100,000.00		105,698.00	100,444.05	100,444.05
10	1460 Dwelling Structures		33,874.51		20,676.51	5,138.30	5,138.30
11	1465.1 Dwelling Equipment--Nonexpendable		5,000.00		30,000.00	0	0
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴		450,000.00		440,000.00	434,534.83	0

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

2014 CFP Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

Housing Authority of the City of Perth Amboy

Grant Type and Number

Capital Fund Program Grant No. NJ39-P060-50114
Replacement Housing Factor Grant No.

Date of CFFP:

FFY of Grant: 2014

FFY of Grant Approval: 2014

Type of Grant

☐ Original Annual Statement

☐ Reserve for Disaster/Emergencies

☒ Performance and Evaluation Report for Period Ending: 9/30/14

☒ Revised Annual Statement (revision no:)

☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revision #1	Revision 2	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	215,335.49		215,335.49	215,335.49	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	904,210.00		904,210.00	845,452.67	105,582.35
21	Amount of line 20 Related to LBP Activities	10,000.00				
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director: Douglas C. Dzema		Date: September 30, 2014	Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

PHA Name:

Housing Authority of the City of Perth Amboy

Grant Type and Number
Capital Fund Program Grant No: NJ39-P00650114
CFFP (Yes/No): No
Replacement Housing Factor Grant No:

Federal FFY of Grant;

2014

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report

Page 3

U.S. Department of Housing and Urban Development
form HUD-50075.1 (4/2008)

Office of Public and Indian Housing
OMB No. 2577-0226

Housing Authority of the City of Perth Amboy

Federal EEO of Govt., 2014

Reasons for Revised Target Dates

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

2015 CFP Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

Housing Authority of the City of Perth Amboy

Grant Type and Number
Capital Fund Program Grant No. NI39-P006-50115
Replacement Housing Factor Grant No.
Date of CFFP:

FFY of Grant: 2015
FFY of Grant Approval: 2015

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies

☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no:)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revision	Total Actual Cost	Expended
1	Total non-CFP Funds	Original		Obligated	
2	1406 Operations (may not exceed 20% of line 21) ¹	50,000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	90,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00			
10	1460 Dwelling Structures	309,827.26			
11	1465 I Dwelling Equipment—Nonexpendable	5,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	30,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 I Relocation Costs	25,000.00			
17	1499 Development Activities ⁴	25,000.00			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

2015 CFP Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		PHA Name: Housing Authority of the City of Perth Amboy		Grant Type and Number Capital Fund Program Grant No: NJ39-P060-50115 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval: 2015	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹			
		Original	Revision 1	Obligated	Expended		
18a	1501 Collateralization or Debt Service paid by the PHA	214,382.74					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	904,210.00					
21	Amount of line 20 Related to LBP Activities	10,000.00					
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director: Douglas G. Dzema		Date: 1-6-15		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

2015 CFP Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226

Part II: Supporting Pages

Part II: Supporting Pages				Grant Type and Number		Federal FFY of Grant:		
PHA Name: Housing Authority of the City of Perth Amboy				Capital Fund Program Grant No: NJ39-P00650115 CFPP (Yes/ No): No Replacement Housing Factor Grant No:		2015		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision 1	Funds Obligated²	Funds Expended²	
NJ006-000001	Architectural & Engineering Services	1430		35,000.00				
Dunlap Homes/	Site Improvements	1450		70,000.00				
Otlowski Gardens/	LBP Abatement	1460		10,000.00				
Dzema Gardens/	Apt. Renovations	1460		60,000.00				
Sofield Gardens AMP	Kitchen Renovations-Dunlap	1460		114,827.26				
	Replace Windows-Otlowski	1460		25,000.00				
	Replace Storm Doors	1460		10,000.00				
	Heating Decentralization	1460		50,000.00				
	Kitchen Relocation	1495.1		25,000.00				
Stack Apts./Hansen	Site Improvements	1450		30,000.00				
NJ006-004005	Architectural & Engineering Services	1430		20,000.00				
Stack Apts./Hansen	Apt. Renovations	1460		35,000.00				
Apts. AMP	Upgrade Generator	1460		5,000.00				
PHA-Wide Program	Program Administration Fees	1410		90,000.00				
Administration	Overhaul garbage truck	1465.1		5,000.00				
	Computer System Upgrade	1475		30,000.00				
	Operations	1406		50,000.00				
	Debt Service on Series 2004A NJHMPA Bonds	1501		214,382.74				
Delaney Homes	Redevelopment Activities	1499		25,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Office of Public and Indian Housing
OMB No. 2577-0226

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Capital Fund Program—Five-Year Action Plan: 2015-2019

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

Part I: Summary

PHA Name/Number: Housing Authority of the City of Perth Amboy NJ006		Locality (City/County & State) Perth Amboy, Middlesex County, New Jersey		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name (See next page)	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY: 2016	Work Statement for Year 3 FFY:2017	Work Statement for Year 4 FFY:2018	Work Statement for Year 5 FFY: 2019
B.	Physical Improvements	501,121	497,646	499,475	501,850	
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration	90,000	90,000	90,000	90,000	90,000
F.	Other	50,000	50,000	50,000	50,000	50,000
G.	Operations	50,000	50,000	50,000	50,000	50,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service	213,089	216,564	214,735	212,360	
K.	Total CFP Funds	904,210	904,210	904,210	904,210	
L.	Total Non-CFP Funds					
M.	Grand Total	904,210	904,210	904,210	904,210	904,210

Capital Fund Program—Five-Year Action Plan: 2015-2019

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

Part I: Summary (Continuation)

PHA Name/Number Housing Authority of the City of Perth Amboy NJ006		Locality/ (City/County & State) Perth Amboy, Middlesex County, New Jersey		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY: 2015	Work Statement for Year 2 FFY: 2016	Work Statement for Year 3 FFY: 2017	Work Statement for Year 4 FFY: 2018	Work Statement for Year 5 FFY: 2019
		See Annual Statement				
	NJ006-000001					
	Dunlap//Odlowski/Dzema					
	Sofield AMP					
	Physical Improvements		351,121	260,000	250,000	270,000
	NJ006-000002					
	Delaney AMP					
	Physical Improvements		0	50,000	0	0
	NJ006-004005					
	Stack/Hansen AMP					
	Physical Improvements		150,000	187,646	249,475	231,850

Capital Fund Program—Five-Year Action Plan: 2015-2019

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

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY: 2016			Work Statement for Year 3 FFY: 2017		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	NJ006-000001/Dunlap			NJ006-000001/Dunlap		
	Homes/Ottowski Gardens/ Dzema Gardens/Sofield			Homes/Ottowski Gardens/ Dzema Gardens/Sofield		
	Gardens AMP			Gardens AMP		
	Site Improvements		50,000	Site Improvements/Landscaping		50,000
	Kitchens-Dunlap		50,000	LBP Abatement		10,000
	LBP Abatement		10,000	Kitchens-Dunlap		50,000
	Replace Storm Doors		25,000	Apt. Renovations		60,000
	Apt. Renovations		60,000	Bathroom Renovations		90,000
	Bathroom Renovations		91,121	NJ006004005/ Hansen Apartments - Stack Apartments AMP		
	Decommission Boiler Plant		20,000	Hansen Apartments - Stack Apartments AMP		
	Window Replacement		35,000			
	Generator Upgrades		10,000	Site Improvements		15,000
	NJ006004005/ Hansen Apartments - Stack Apartments AMP			Apt. Renovations		35,000
	Site Improvements		15,000	Bathrooms-Stack		50,000
	Apt. Renovations		25,000	Building Code Upgrade-Both		60,000
	Fire Sprinkler-Hansen-Ph II		25,000	Piping Repairs-Stack		27,646
	Windows-Hansen		50,000	NJ 006000002-Delaney		
	Generator Upgrades		10,000			
	Facade Repairs-Hansen		25,000	Demolish remaining Buildings		50,000
	Subtotal of Estimated Cost		\$501,121	Subtotal of Estimated Cost		\$497,646

U.S. Department of Housing and Urban Development
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Expires 4/30/2001

form HUD-50075.2 (4/2008)

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

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY: 2014	Work Statement for Year 4 FFY: 2017		Work Statement for Year 5 FFY: 2018	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SSG				
Appendix				
Statement				
	Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	\$0