

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, 2025-March 31, 2030, and the Housing Authority's goals, objectives and policies. The public hearing will include receiving public comments on the revised Housing Choice Voucher Administrative Plan. The hearing will take place during the regular board of commissioners meeting on Wednesday, September 11, 2024 at 1:00 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 and draft Administrative Plan are 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 03/31/2024
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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. The 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 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 the 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>How the public can access this PHA Plan: The draft 5-Year Plan and the draft Administrative Plan are available for review at the Housing Authority office and online at www.perthamboyha.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%;"> <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> </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						
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B.	Plan Elements. Required for all 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>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.</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>Please see attachment</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>Please see attachment</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>The Violence against Women Act (VAWA) provides special protections for victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking who are applying for or receiving assistance under the housing choice voucher (HCV) program. Although the VAWA 2022 statute does not specifically include human trafficking in the list of victims protected under VAWA, in 2022 HUD began including human trafficking as part of the list of victims protected under VAWA (as seen in Notices PIH 2022-06, PIH 2022-22, and PIH 2022-24). In the absence of a final rule implementing VAWA 2022 and to mirror HUD's recent usage, this policy includes human trafficking in addition to domestic violence, dating violence, sexual assault, and stalking anywhere such a list appears. The PHA maintains an updated Administrative Plan which contains general VAWA requirements and PHA policies in three areas: notification, documentation, and confidentiality. Specific VAWA requirements and PHA policies are located primarily in the following sections: 3-I.C, "Family Breakup and Remaining Member of Tenant Family"; 3-III.G, "Prohibition against Denial of Assistance to Victims of Domestic Violence, Dating Violence, Stalking and Human Trafficking"; 10-I.A, "Allowable Moves"; 10-I.B, "Restrictions on Moves"; 12-II.E, "Terminations Related to Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking"; and 12-II.F, "Termination Notice." The PHA provides 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.</p>
C.	Other Document and/or Certification Requirements.
C.1	<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>C.1. Significant Amendment or Modification The following actions shall be considered a "significant amendment" or "substantial deviation": • A change in the organization of the waiting lists or administrative plan that would impact more than 20 percent of current applicants or participants. • Increase in the allocation of 10 percent or more of regular vouchers (From project 006) for use in an additional project based voucher (PBV) development. This does not include vouchers which are received specifically for a PBV project. • The demolition or disposition of current PBV units at Hansen RAD or Dunlap RAD. • Undertaking of new development activities not in the 5-year plan.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" 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 This is to be determined</p>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements. This is to be determined</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

B.2 Goals and Objectives

RAD PBV Dunlap and Hansen

1. Revise the Tenant Selection Plan for HOTMA and LIHTC compliance
2. Increase usage of the tenant portal for work order requests, rent pay, and document submission
3. Reduce average turnover rate to 45-60 days
4. Improve efficiency and effectiveness of work order system in PHA-Web
5. Review/Revise tenant lease and addendums

HCV/PBV

1. Revise/Implement Admin Plan
2. Implementation of HOTMA/NSPIRE changes
3. Maintain voucher utilization at 99%
4. Increase usage of the participant portal for submission of documents
5. Increase usage of the landlord portal
6. Increase enforcement of participant program violations
7. Reopen waiting lists and conduct lotteries for HCV, PBV RAD and PBV programs

FSS/Homeownership

1. Maintain an average of 75 enrollments per year
2. Achieve 2 new closings of HCV participants annually

PHA Organizational Goals

1. Revise the personnel and employee handbooks
2. Implement safety and emergency plans
3. Anticipate and plan for staff retirements, resignations and terminations
4. Create a structured new employee onboarding process, training program and performance evaluation system
5. Continue to improve cybersecurity by implementing best practices and training staff on a regular basis as indicated by insurance carrier
6. Replace/Upgrade laptops, printers and scanners as needed
7. Increase training in cybersecurity and use of software

Finance/Capital improvements/Maintenance

TBD

B.3. Progress Report

PHA'S Progress of Missions and Goals:

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

The Authority closed on the 29 units at Willow Pond (NJ006000014) in 2021. All public housing units were converted to RAD PBV effective 9/1/21. The remaining 31 public housing units at Parkview (NJ006000013) closed 3/31/22 ahead of the PAHA's 4/1/22 fiscal year start. All former PH units have been successfully converted to RAD PBV. This goal is complete.

PHA Goal: Low Income Housing Tax Credit Compliance

Staff continue to work with the Dunlap and Hansen RAD investors to ensure all 360 files are IRS compliant. The RAD tenant files are monitored and audited on an annual basis. Training for administrative and maintenance staff continues annually. The tenant files and properties will continue to be audited and inspected by PNC and the NJ HMFA. This goal is complete.

PHA Goal: Property Management Policies and Procedures

Property management staff and maintenance supervisors continue to 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. During 2023 work order procedures were reviewed and revised to better utilize technology in the process. During 2024 tenants will be educated and encouraged to use the on-line portal to submit work order requests and pay rent. Staff will also focus on reducing turnover time in reoccupying vacant units. This goal is on-going.

PHA Goal: Housing Choice Voucher and Project Based Voucher Policy Development and Implementation A draft admin plan incorporating HOTMA changes is complete, and the Authority will meet with tenants and the resident advisory board to obtain input during the 5 - year planning process. The new policy will be implemented no later than 1/1/2025.

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

PHA Goal: Staff Development

The Authority continues to assess staff training needs and provide training and continuing education on an annual basis. Staff continue to be cross trained and prepared to take on more

responsibility/opportunities. The Authority continues to prepare for staff retirements and resignations. HOTMA and NSPIRE implementation training is the current training priority. This activity is on-going.

PHA Goal: Technology

The Authority successfully implemented on-line application processing for both the RAD PBV and HCV programs in 2022. Applicants applied on-line and can submit documentation, update their applications, and see their waiting list status through the portal. Staff continue to use web-based document storage to increase efficiency in operations. The current focus is to educate tenants and participants to use the online portals to submit documentation for recertification, pay rent and submit work orders.

The authority is also enrolling landlords in the HCV landlord portal. Technology improvements remain on-going.

The Authority also continues to improve cybersecurity by implementing best practices and training staff on a regular basis. The Authority obtained cybersecurity insurance to further protect PII of program participants. This activity is on-going.

PHA Goal: Waiting Lists

The Authority reopened the waiting lists for the PBV and HCV programs during 2022. This goal is complete.

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

The Authority was awarded \$224,645 to continue its FSS program for calendar year 2024. The Authority enrolled 12 new participants during FYE 3/31/24. The Authority's goal is to maintain an average of 75 enrollments each year. This goal has been achieved or exceeded every year.

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. Four participants successfully purchased homes during FYE 3/31/24 using their vouchers. This goal remains on-going.