

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	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-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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: <u>Housing Authority of the City of Elizabeth</u> PHA Code: <u>NJ003</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1345</u> Number of Housing Choice Vouchers (HCVs) <u>1133</u> Total Combined <u>2478</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p><b>Availability of Information.</b> 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.</p>					
<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
B.1	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> submission?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <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. 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.</p>
B.3	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>

B.3	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
B.4.	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements:</b></p>	
C.1	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCY-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.2	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCY-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.3	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" 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>
C.4	<p><b>Certification by State or Local Officials.</b></p> <p><i>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.</i></p>

<b>D</b>	<b>Statement of Capital Improvements</b> - Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>D.1</b>	<b>Capital Improvements.</b> 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.

## Instructions for Preparation of Form HUD-50075-HP Annual Plan for 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.

- 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)(i) 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).)

**Safety and Crime Prevention (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**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.** 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](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))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

**C. Other Document and/or Certification Requirements**

**C.1 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 and submitting form HUD-50077 SM-HP.

- C.2 **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(e))
- C.3 **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(e), 24 CFR §903.19)
- C.4 **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)
- D. **Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (e))
- D.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."

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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.

**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 Elizabeth

Program/Activity Receiving Federal Grant Funding

2020 Annual plan/5 year Plan

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 sub recipients 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, 012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Executive Director

Signature

Date (mm/dd/yyyy)

2/14/2020

Previous edition is obsolete

form HUD 50071 (01/14)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

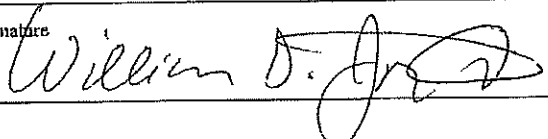
Housing Authority of the City of Elizabeth  
 PHA Name

NJ003  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 2021 - 2026

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 William D. Jones	Title Executive Director
Signature 	Date 2/14/2020



**Civil Rights Certification**  
*(Qualified PHAs)*

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Elizabeth  
PHA Name

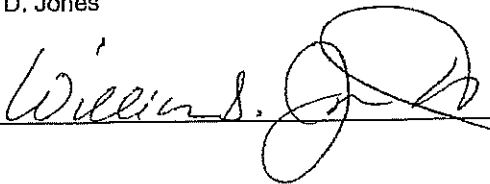
NJ003  
PHA Number/HA Code

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  
William D. Jones

Title  
Executive Director

Signature



Date 2/14/2020

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

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

I, J. Christian Bollwage, the Mayor of City of Elizabeth  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
Housing Authority of the City of Elizabeth  
*PHA Name*

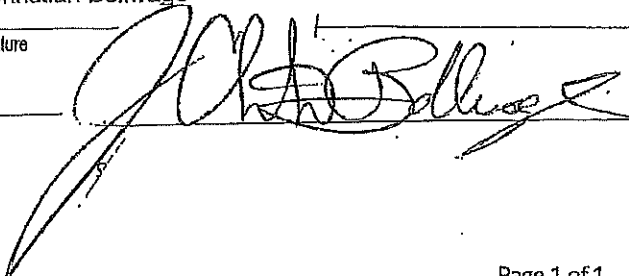
is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the  
Elizabeth NJ.  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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	Title
J. Christian Bollwage	Mayor, City of Elizabeth
Signature	Date
	2-24-2020

## **Progress in meeting Agency Mission and Goals**

The Housing Authority of the City of Elizabeth's mission is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. In so doing the Authority has established specific goals that it continually strives towards in an effort to move above and beyond the basic focus of affordable housing for low-income families.

The Authority strives to and accomplishes the following:

- A. Increase the availability of decent, safe, and affordable housing. Applies for Section 8 Rental Assistance Vouchers, reduce public housing vacancies, leverages private or other public funds to create additional housing opportunities and seek to acquire or build units or developments.
- B. Improves the quality of Assisted Housing. Through diligent property management skills, the Authority continually strives to maintain and improve its "High Performer" status in the areas of "PHAS" and "SEMAP". Concentrated efforts in specific management functions, such as public housing finance, voucher unit inspections, renovations and modernization of public housing units, and the replacement of public housing units.
- C. Improves community quality of life and economic vitality through de-concentration while promoting income mixing into public housing units. Promoting the well-being of neighborhoods and accountability of the participants who live in that neighborhood. Adding specific physical and mechanical features to each site to further increase the level of safety that can be afforded to all residents.
- D. Improves the productivity and cost-effectiveness of HACE's business operations by maximizing the use of technology and improving the efficiency and accountability of our operations. Furthermore, initiating relationships that will enhance the Authority's ability to deliver sound and effective services to the Authority and its residents.
- E. Ensure Equal opportunity in Housing for all individuals by undertaking affirmative actions ensuring access to assisted housing regardless of race, color, religion, origin, sex, familial status, and disability; Undertaking affirmative measures to provide suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

## COMMUNITY SERVICES and SELF-SUFFICIENCY

- The Community Service Staff is available to assist clients with a variety of services that can affect their families and/or lifestyles. All services are voluntary and are kept confidential. Our office is open to walk-in clients or by appointment Mondays through Fridays from 8:30am to 4:30pm, except on observed holidays or scheduled closings.
- The Community Service Staff works in partnership with Conifer and CIS (Community Investment Strategies) managements and are available to provide social service intervention when needed to residents who primarily reside in the HOPE VI developments of Portside Commons, Westport Homes, Marina Village, Portside II and Waters Edge Crescent.
- The primary intervention provided is Job Readiness assistance that includes, but is not limited to, drafting resumes and cover letters, and engaging clients in Job Search activities such as completing online employment applications, preparing for attendance at Job Fairs and referring them to partners like Union County College (UCC) and/or the Retail Skills Center (RSC) to develop new skills like computer literacy and ESL - English as a Second Language classes which are either free or affordable and will increase their appeal to prospective employers.
- Clients come to the office site to access information about employment opportunities. Therefore, in partnership with a Job Developer at Union County College (UCC), copies of a weekly Job Connection bulletin are made available for review and consideration. Clients are also provided with information on employment websites that post currently available positions.
- The Community Services Staff office site provides local residents with free access to needed technologies such as computers, printer, copier and fax. This equipment is utilized to address a variety of needs like the following: surfing employment website and checking job postings, completing employment applications, applying and checking New Jersey Unemployment Insurance benefits online, paying traffic violations and NJ Motor Vehicle Commission fines, completing educational and occupational training assignments, applying for USF (Universal Service Fund)/LIHEAP (Low-Income Home Energy Assistance Program), accessing rental or utility assistance programs (i.e. PROCEED Inc., Catholic Charities, Urban League, St. Joseph's Social Services), referrals to Furniture Assist, food pantries and/or other such services that are needed.
- The Community Service Staff encourages all clients to establish a free email account to assist with Job Search activities, as all online applications require one. Also, we encourage them to check their emails on a regular basis by making use of the Computer Lab, if they do not have access to this technology at home.
- The Community Service Staff is available to refer clients who express an interest in securing a GED Certificate by engaging community partners that incorporates both an educational and vocational training component. Also, we refer clients to Union County College (UCC) that is an educational and testing site for GED, and provides an Elizabeth site for the Union County Vocational - Technical Schools' (UCVTS) Youth Corp that provide assistance with GED.

- The Community Service Staff is available to work with clients who express an interest in vocational training by assisting them to identify potential funding sources to cover the cost of training (i.e. One Stop, Pell Grants, Division of Vocational Rehabilitation - DVR, other Financial Aid) and to select an appropriate cost-effective program to meet their training and/or employment goals.
- The Community Service Staff assists interested residents to identify and access scholarship opportunities for young adults planning to attend college. This includes providing assistance in applying for FAFSA the Free Application for Federal Student Aid. It also includes publicizing The Housing Authority of the City of Elizabeth (HACE) Scholarship that started in 2012. In addition, information about other scholarship opportunities such as The Housing Authority Insurance (HAI) Group Scholarship and the City of Elizabeth Arabella Miller Halsey Trust Fund.

It also includes publicizing The Housing Authority of the City of Elizabeth (HACE) Scholarship that started in 2012. This scholarship provides a one-time (non-renewable) (up to) \$1,000.00 scholarship offered to high school graduating seniors and college freshman, sophomore, juniors, or seniors at a HBCU or an approved New Jersey College or University. Applicant must have a 2.5 GPA (Grade Point Average) and have a permanent address within the Housing Authority of the City of Elizabeth, NJ and be a public housing/Section 8/Tax Credit resident. In addition, it provides a one-time (non-renewable) (up to) \$1,000.00 scholarship for a current graduate student enrolled at any accredited four year College or University within the United States. Applicant must have a 2.5 GPA (Grade Point Average) and have a permanent address within the Housing Authority of the City of Elizabeth, NJ and be a public housing/Section 8/Tax Credit resident.

- The Community Service Staff is acquiring practical experience in aiding local residents who require assistance with the process of expungement of criminal records. Though not all criminal records can be expunged, when successful, expungement opens doors and allows individuals whose criminal backgrounds impeded their efforts at job search to secure employment.
- The Community Service Staff, in partnership with the Community Food Bank of New Jersey and through the NJ Community Supplemental Food Program (CSFP), assess the eligibility of senior residents 60 years or older to receive a food bank box with a retail value of \$40.00 each month. These food boxes are made available to eligible residents at the senior buildings of Farley Towers, O'Donnell-Dempsey Tower, Kennedy Arms, Ford-Leonard Tower and E'Port Commons.
- The Community Service Staff works with the Tenant Associations at the different senior buildings and the management staff in various capacities that include but are not limited to the following: organizing Tenant Association elections, arranging trips, scheduling educational workshops and health screenings, as well as planning recreational and holiday events.
- The Community Service Staff works with seniors who reside in facilities managed or affiliated with the Housing Authority to provide free services such as health education workshops, flu shots, and health & eye screenings. Also, working with the Union County and City of Elizabeth - Office on Aging, as well as other partners, staff refers interested residents to participate in other classes, social, cultural and recreational activities and programs. In addition, the staff is available to assist with information and referrals for services such as transportation to medical facilities, home health aides, durable medical equipment and adult medical day care programs. Finally, assistance

is provided to residents in addressing a variety of other financial and personal concerns (i.e. medical bill advocacy, NJ SNAP Re-Certifications, Lifeline Communication Re-Certifications, etc.).

- In partnership with **Come Grow With Us! - Groundwork Elizabeth**, the Community Service Staff works during the spring and summer to access services to create and/or support existing vegetable gardens at our public housing and senior sites.
- The Community Service Staff represents the Housing Authority in a variety of forums and/or meetings to secure updated information on current programs, services and activities, as well as to advocate for continued services to the local community and our residents, families and/or clients (i.e. Elizabeth Municipal Alliance, Union County Human Services Advisory Council).
- The Community Service Staff is available to assist the Housing Authority of the City of Elizabeth to implement a variety of specifically funded educational programs and/or activities that benefit our residents and/or families. In the past this has included such initiatives as the Healthy Living Program, Elizabeth YouthBuild Program and Literacy Skills Program.
- In partnership with the New Jersey Community Food Bank, HACE has initiated a Mobile Food Market distribution at Mravlag Manor. All registered families are eligible to receive fresh produce and dry goods as part of a Healthy Food Program for low-income seniors and families.
- HACE has joined the Shaping Elizabeth Communittee, which is a collaborative organization of area service providers who organize Healthy Programs for all citizens of the City of Elizabeth. The Public Housing properties are a targeted area for many of the programs being designed and implemented.
- HACE has been awarded the 2019 JOBS PLUS Program award in the amount of \$2.3 million dollars on behalf of AMP 1 Mravlag Manor residents. The award was made in March 2020 and grant was executed in late June 2020. Currently, staff are building infrastructure of programming and establishing key partnership's to be able to provide residents with educational and economical opportunities.

## **B2.) Affordable Housing**

### **Narrative:**

The Housing Authority of the City of Elizabeth is committed to the redevelopment and development of affordable housing of the Elizabethport Neighborhood as well as other low and moderate income neighborhoods throughout the city of Elizabeth. The development and preservation of these units provides residents with affordable housing opportunities while it protects property values attracting additional private investment in the neighborhood.

### **Preservation of Affordable Housing**

- HACE has acquired Marina Village Development in an effort to preserve the affordable and low income housing units. The project consists of 35 units of which 20 are public housing units.
- A Rental Assistance Demonstration application (RAD) was approved by HUD. HACE has completed the conversion from public housing units to Project Based Section 8 and just over 1.5 million dollars investment in Capital improvements under the RAD program. The project is now financially stable and all the units were rehabilitated with major improvements such as; new kitchens, bathrooms, mechanical systems, floorings etc.

### **New Construction of Affordable Housing**

- HACE has secured the financing for the development of 60 new residential units of affordable housing as a scattered site development known as E'port Family Homes. The development is financed with Low Income Housing Tax Credits, project based section 8, HOME funds and Federal Home Loan Bank (AHP).

HACE is a co-developer with Genesis and E'town Housing CDC. The two separate development sites include 27 units on First St. and 33 units on Third St. Both buildings are presently under construction with a completion date, summer 2021.

- In 2019, HACE acquired 170-176 First Street from Community Assets Preservation Corporation (CAPC). The HACE plan is to develop the site with a 24 unit one bedroom units for a Senior Citizen building. HACE has put together their development team including architects, designers and development consultants to conceptualize plan. The team is presently working on an application for project financing from the Affordable Housing Trust Fund sponsored by the Department of Community Affairs to be

submitted no later than December 2020. The project will be financed with the following sources; DCA AHTF, City of Elizabeth HOME program, Federal Home Loan Bank (AHP) and a Conventional Loan.

Additionally, HACE has secured a Neighborhood Revitalization Tax Credit (NRTC) loan with the Elizabeth Development Company for project pre-development cost. The successful completion of this development in 2022 will provide an additional 24 units of low income housing for seniors.



Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/06/2020

Approved By: PATEL, RAJENDRAKUMAR

02/28/2022

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

Part I: Summary

PHA Name : Elizabeth Housing Authority

Locality (City/County & State)  
 Original 5-Year Plan

Revised 5-Year Plan (Revision No: )

PHA Number: NJ003

A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	MRAVLAK MANOR (NJ003000001)	\$795,960.00	\$894,000.00	\$1,495,018.00	\$1,685,018.00	\$1,582,018.00
	JVM FARLEY TWS (NJ003000002)	\$864,768.00	\$936,000.00	\$549,000.00	\$275,000.00	\$462,000.00
	FORD LEONARD TWS (NJ003000003)	\$50,000.00	\$195,000.00	\$330,000.00	\$272,000.00	\$165,000.00
	AUTHORITY-WIDE	\$1,046,007.00	\$1,046,007.00	\$1,046,007.00	\$1,046,007.00	\$1,046,007.00
	O'DONNELL-DEMPESEY TWS (NJ003000004)	\$663,290.00	\$349,018.00		\$142,000.00	\$165,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001	AUTHORITY-WIDE (NAWASD) Housing Authority Wide(Operations (1406))	Operations		\$1,046,007.00
ID0002	Housing Authority Wide(Administration (1410)-Salaries)	Administration		\$342,002.00
ID0003	Housing Authority Wide(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Management Improvements		\$20,000.00
ID0004	MRAVLAK MANOR (NJ003000001) Facade Restoration Phase II(Contract Administration (1480)-Other Fees and Costs, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repoint brick and weather sea		\$660,960.00
ID0006	Admin Bldg Windows(Contract Administration (1480)-Other Fees and Costs, Non-Dwelling Exterior (1480)-Windows)	Replace windows in the administration building		\$135,000.00

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Work Statement for Year 1 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0009	JWM FARLEY TWS (NJ003000002) Kitchen Renovation Phase II(Dwelling Unit-Interior (1480)-Kitchen Cabinets, Contract Administration (1480)-Other Fees and Costs)	Replace kitchen cabinets		\$661,268.00
ID0010	Hallway Ventilation System(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	Replace hallway ventilation system		\$203,500.00
	FORD LEONARD TWS (NJ003000003)			\$50,000.00
ID0013	Waste Trap (Dwelling Unit-Interior (1480)-Plumbing)	Replace apartment waste trap tail pieces		\$50,000.00
	O'DONNELL-DEMPOSEY TWS (NJ003000004)			\$663,290.00
ID0014	Bathroom(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)	Upgrade bathroom		\$663,290.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$3,420,025.00

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Work Statement for Year 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0005	MRAVLAK MANOR (NJ003000001)			
ID0027	Facade Restoration Phase III(Dwelling Unit-Exterior (1480)-Other Dwelling Unit-Exterior (1480)-Tuck-Pointing,Contract Administration (1480)-Other Fees and Costs)	Repoint brick and weather sea		\$750,000.00
ID0028	Community Room (Non-Dwelling Interior (1480)-Community Building,Contract Administration (1480)-Other Fees and Costs)	Replace community room floor		\$88,000.00
ID0029	Garage Roof(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Roofs)	Replace garage roof		\$56,000.00
ID0011	J W M FARLEY TWS (NJ003000002)			\$936,000.00
ID0011	Hallway Ventilation System(Dwelling Unit-Interior (1480)-Mechanical,Contract Administration (1480)-Other Fees and Costs)	Replace hallway ventilation system		\$270,000.00
ID0029	Plumbing(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Plumbing)	Update plumbing systems		\$110,000.00

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 Work Statement for Year 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0030	Electrical Upgrade(Dwelling Unit-Interior (1480)-Electrical,Contract Administration (1480)-Other Fees and Costs)	Upgrade electrical and main breakers		\$396,000.00
ID0032	Closet Doors(Dwelling Unit-Interior (1480)-Interior Doors,Contract Administration (1480)-Other Fees and Costs)	Replace Apartment closet doors		\$160,000.00
	FORD LEONARD TWS (NJ003000003)			\$195,000.00
ID0012	Hallway Ventilation System(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	Replace hallway ventilation system		\$195,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,046,007.00
ID0015	Housing Authority Wide(Operations (1406))	Operations		\$684,005.00
ID0019	Housing Authority Wide(Administration (1410)-Salaries)	Administration		\$342,002.00

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Work Statement for Year 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0023	Housing Authority Wide(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$20,000.00
	O'DONNELL-DEMPESEY TWRs (NJ03000004)			\$349,018.00
ID0031	Hallway Ventilation System(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	Replace hallway ventilation system		\$189,000.00
ID0033	Closet Doors(Dwelling Unit-Interior (1480)-Interior Doors,Contract Administration (1480)-Other Fees and Costs)	Replace Apartment closet doors		\$160,018.00
	Subtotal of Estimated Cost			\$3,420,025.08

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0007	MR4VLAG MANOR (NJ003000001) Apartment Windows Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows	Replace apartment and hallway windows		\$773,280.00
ID0034	Site Improvements(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Contract Administration (1480)-Other Fees and Costs)	grounds		\$721,738.00
	AUTHORITY-WIDE (NAWASD)			\$1,046,007.00
ID0016	Housing Authority Wide(Operations (1406))	Operations		\$684,005.00
ID0020	Housing Authority Wide(Administration (1410)-Salaries)	Administration		\$342,002.00
ID0024	Housing Authority Wide(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$20,000.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0038	JVM FARLEY TWS (NJ003000002)			\$549,000.00
ID0038	Electrical Upgrade(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical and main breakers		\$495,000.00
ID0039	Exterior Lights(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace exterior lights		\$54,000.00
	FORD LEONARD TWS (NJ003000003)			\$330,000.00
ID0042	Elevators(Dwelling Unit-Interior (1480)-Mechanical)	Upgrade Elevators		\$330,000.00
	Subtotal of Estimated Cost			\$3,420,025.00

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Work Statement for Year 4 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0008	MR4VLAG MANOR (NJ003000001)			
ID0040	Apartment Windows/Dwelling Unit-Exterior (1480)-Other; Contract Administration (1480)-Other Fees and Costs; Dwelling Unit-Exterior (1480)-Windows)	Replace apartment and hallway windows		\$710,018.00
ID0052	Exterior Lights(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace exterior lights		\$150,000.00
ID0053	Closets(Contract Administration (1480)-Other Fees and Costs; Dwelling Unit-Interior (1480)-Other)	Lead abatement for closets		\$110,000.00
ID0054	Intercom System(Contract Administration (1480)-Other Fees and Costs; Dwelling Unit-Exterior (1480)-Other)	Replace intercom system		\$110,000.00
ID0054	Basement Doors & Windows(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace basement doors and windows		\$605,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,046,007.00

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Work Statement for Year 4 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0017	Housing Authority Wide(Operations (1406))	Operations		\$684,005.00
ID0021	Housing Authority Wide(Administration (1410)-Salaries)	Administration		\$342,002.00
ID0025	Housing Authority Wide(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-System Improvements)	Management Improvements		\$20,000.00
	O'DONNELL-DEMPSEY TWRS (N100300004)			\$142,000.00
ID0041	Exterior Lights/Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace exterior lights		\$54,000.00
ID0046	Hallways/Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other	Upgrade common area hallways		\$88,000.00
	J WM FARLEY TWS (N100300002)			\$275,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0044	Hallways(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other)  FORD LEONARD TWS (NJ103000003)	Upgrade common area hallways		\$275,000.00
ID0045	Hallways(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other)	Upgrade common area hallways		\$110,000.00
ID0051	Waste Lines(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)  Subtotal of Estimated Cost	Replace plumbing waste lines and valves		\$162,000.00
				\$3,420,025.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0018	AUTHORITY-WIDE (NAWASD) Housing Authority Wide(Operations (1406))	Operations		\$684,005.00
ID0022	Housing Authority Wide(Administration (1410)-Salaries)	Administration		\$342,002.00
ID0026	Housing Authority Wide(Management Improvement (1408)-Other Management Improvement (1408)-System Improvements)	Management Improvements		\$20,000.00
ID0033	JWM FARLEY TWS (N1003000002) Site Improvements(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	grounds		\$132,000.00
ID0048	Security Cameras(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other)	Upgrade security cameras		\$330,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)  
 Work Statement for Year 5 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0036	FORD LEONARD TWS (NJ003000003)			\$165,000.00
ID0049	Site Improvements(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other Dwelling Unit-Site Work (1480)-Parking,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Landscape) Security Cameras(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other)	grounds Upgrade security cameras		\$55,000.00 \$110,000.00
ID0037	O'DONNELL-DEMPESEY TWR3 (NJ003000004)			\$165,000.00
ID0050	Site Improvements(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking) Security Cameras(Dwelling Unit-Exterior (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	grounds Upgrade security cameras		\$55,000.00 \$110,000.00
	MRAVLAC MANOR (NJ003000001)			\$1,582,018.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0047	Replace Roof Phase II(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs		\$1,582,018.00	
	Subtotal of Estimated Cost			\$3,420,025.00	

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (S)

Work Statement for Year	1	2020	
Development Number/Name		Estimated Cost	
General Description of Major Work Categories			
Housing Authority Wide			
Housing Authority Wide(Operations (1406))		\$684,005.00	
Housing Authority Wide(Administration (1410)-Salaries)		\$342,002.00	
Housing Authority Wide(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)		\$20,000.00	
Subtotal of Estimated Cost		\$1,046,007.00	



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Housing Authority Wide(Operations (1406))	\$684,005.00
Housing Authority Wide(Administration (1410)-Salaries)	\$342,002.00
Housing Authority Wide(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$20,000.00
<b>Subtotal of Estimated Cost</b>	<b>\$1,046,007.00</b>

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (\$)	
Work Statement for Year	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Housing Authority Wide(Operations (1406))	\$684,005.00
Housing Authority Wide(Administration (1410)-Salaries)	\$342,002.00
Housing Authority Wide(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$20,000.00
<b>Subtotal of Estimated Cost</b>	<b>\$1,046,007.00</b>

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Housing Authority Wide(Operations (1406))	\$684,005.00
Housing Authority Wide(Administration (1410)-Salaries)	\$342,002.00
Housing Authority Wide(Management Improvement (1408)-Other,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$20,000.00
<b>Subtotal of Estimated Cost</b>	<b>\$1,046,007.00</b>

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Housing Authority Wide(Operations (1406))	\$684,005.00
Housing Authority Wide(Administration (1410)-Salaries)	\$342,002.00
Housing Authority Wide(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$20,000.00
<b>Subtotal of Estimated Cost</b>	<b>\$1,046,007.00</b>