



THE HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA – 2ND FLOOR
HACKENSACK, NEW JERSEY 07601

PHA Plan

Annual Plan for Fiscal Year 2016

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

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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
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1.0 PHA Information

PHA Name: Housing Authority of Bergen County PHA Code: 067

PHA Type: Small High Performing Standard HCV
(Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 04/2016

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 503

Number of HCV units: 3586

3.0 Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia

The PHA is not a consortia and is not submitting a joint Plan.

<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.
The HABC will continue to expand affordable housing opportunities for low income and homeless families by developing new buildings and initiating opportunities to work with other agencies in housing targeted populations.

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.
The HABC has plans to partner with other agencies and organizations to broaden the availability of program assistance for homeless families, veterans and other targeted populations.

6.0 PHA Plan Update

PLAN ELEMENTS REVISED

- HABC has updated sections of the Section 8 Housing Choice Voucher Administrative Plan, see attachment “PHA Plan and Elements Revised”.
- The HABC 5 year and Annual PHA Plan are available on our website at www.habcnj.org and in the agency headquarters location at One Bergen County Plaza – 2nd Floor, Hackensack, New Jersey.

Information regarding any activities outlined in this plan can be obtained by contacting:

- Main Administrative office of the PHA
- PHA development management offices
- PHA local offices

The PHA plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA
One Bergen County Plaza – 2nd Floor
Hackensack, NJ 07601
- PHA development management offices
- HA local offices
- Main administrative office of the local government
- Main administrative office of the State government
- Public library
- PHA website www.habcnj.org
- Other (list below)

PHA plan supporting documents are available for inspection at:

- Main administrative office of the PHA
One Bergen County Plaza – 2nd Floor
Hackensack, NJ 07601
- PHA development management offices
- Other (list below)
PHA website www.habcnj.org

IMPORTANT PHA PLAN ELEMENTS

Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures

Eligibility

The HABC is responsible for ensuring that every individual and family admitted to the HCV program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. The family must provide any information needed by the HABC to confirm eligibility and determine the level of the family's assistance

To be eligible for the HCV program the applicant family must:

- Qualify as a family as defined by HUD and the HABC*
- Have income at or below HUD specified income limits*
- Qualify on the basis of citizenship or the eligible immigrant status of family members*
- Provide social security number information for family members as required*
- Consent to the HABC's collection and use of family information as provided for in HABC provided consent forms*

Tenant Selection

Families will be selected from the waiting list based on date and time of application, based on the targeted funding or selection preference(s) for which they qualify in accordance with the PHA's hierarchy of preferences.

As required by regulation HABC targets assistance toward extremely low income families (30% or less AMI). The HABC monitors progress in meeting program income targeting requirements, and extremely low income families will be selected ahead of other eligible families on an as needed basis to ensure the income targeting requirement is met.

Admissions Policies

The HABC employs the following federal preferences for admission into its HCV/Section 8 program: Involuntary displacement in a federally declared disaster area; Homelessness; Targeted Funding, Residency; Working Families; Insufficient PBV portability funding and Insufficient Funding Termination preference.

Wait List Procedures

The HCV/Section 8 wait list has been closed since 2007. The wait lists for all senior/disabled public housing projects have been closed since 2012 and the wait list for family public housing was closed in 2013.

Inquiries regarding wait lists can be addressed by HABC headquarters office or any regional field office. Any inquiry of an applicant on the wait list must be in writing to the HABC headquarters or regional field offices.

Public Housing vacancy rates is less than 1% and vacancy loss is under 2%. HABC strives to continue to maintain this rate.

Financial Resources

- The financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 Housing Choice Voucher assistance programs administered by the PHA during the Plan year.

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2013 grants)		
a) Public Housing Operating Fund	\$1,426,520	Operating Expense of Public Housing Units
b) Public Housing Capital Fund	\$574,041	70% Capital Needs for 5 AMPS; 20% AMP Operations; 10% Admin
c) HOPE VI Revitalization	NA	
d) HOPE VI Demolition	NA	
e) Annual Contributions for HCV/Section 8 Tenant Based Assistance	\$35,488,508 HAP \$3,039,972 Admin	HCV/Section 8 Program Administration
f) Public Housing Drug Elimination Program	NA	
g) Housing Choice Voucher Family Self Sufficiency (FSS) Program Coordinators	NA	Family Self Sufficiency
h) Community Development Block Grant	\$25,000	Homeless Shelter Maintenance and Operations
i) Emergency Shelter Grant	NA	Homeless prevention and rapid re-housing
j) Emergency Solution Grant	\$500,000	Homeless shelter maintenance and operations, and homeless prevention and rapid re-housing
k) Home Investment Partnerships (HOME) Program	\$375,000	Tenant based rental assistance security deposits; rapid re-housing for the homeless
l) Section 8 Moderate Rehab for SROs	NA	
m) Shelter Plus Care Program	\$1,366,679	Tenant based rental assistance and supportive services for the hard to house
n) Lead Outreach	NA	
o) Lead Hazard Reduction Demonstration	NA	
p) Section 8 Mainstream Vouchers	TBD	Tenant based rental assistance for people with disabilities
2. Prior Year Federal Grants (unobligated)	\$957,476	Public Housing Capital & Public Housing Operations/Admin
3. Public Housing Dwelling Rental Income	NA	
4. Other Income (list below)	\$367,850	HOPWA
5. Non-federal sources (list)		
a. County funds	\$646,043	Homeless Shelter Maintenance & Operations
b. State funds	\$240,000	Emergency Assistance Homeless Shelter Operations
TOTAL RESOURCES		

Note:

- All of the above amounts were budgeted for 2015 under the following presumptions:
 - Budgeted 80% funding
 - HAP Funding: Budgeted 97% proration of prior year expenditures
 - Administrative Funding: Budgeted 75%

Rent Determination

HABC payment standards are set between 90 and 110% of the FMR. Payment standards are set at current levels to maximize HABC investment, with the intention of assisting the maximum number of families possible while increasing housing options for families. Payment standards are evaluated annually for adequacy.

HABC current minimum rent is \$50, targeted tenant contribution toward housing is 30% for all programs. New admissions and relocations cannot exceed 40%.

HABC's current flat rent policies as implemented are in compliance with all HUD directives and exceed 80% of FMR, no change in policy or procedure was necessary.

Operations and Management

The HABC's public housing management and maintenance policy documents, manuals and handbooks contain the Agency's rules, standards and policies that govern maintenance and management of all programs. Public Housing maintenance and management are governed by the Admissions and Continued Occupancy Policy (ACOP). Section 8 Housing Choice Voucher (HCV) program management is governed by the HABC HCV Administrative Plan.

Specifically identified measures necessary for the prevention or eradication of pest infestation begin with extermination. Tenants are advised of the extermination schedule. HABC is drafting for adoption an Integrated Pest Management policy that will be made addendum to any HABC lease.

Grievance Procedures

The HABC has established informal review procedures for applicants to the HCV program and informal hearing procedures for families assisted by the HCV program in compliance with program regulations. Applicants and program participants initiate the hearing process by writing the HABC to request a hearing.

All disputes concerning obligations of public housing tenants under the lease agreement are processed and resolved in accordance with the terms of the lease, in compliance with program regulations and NJ tenant landlord law.

Designated Housing for the Elderly and Disabled Families

The financing for the conversion of public housing under the RAD program is expected in this fiscal year. Additional financing for the following new developments is expected in this fiscal year:

Saddle Brook Senior Housing – 30 units

Franklin Lakes Supportive Housing – 40 units

The planning of the development of affordable housing is underway in:

- *Upper Saddle River- senior & family*
- *Woodcliff Lake - veteran*

Construction of the following affordable development is underway:

Emerson – 14 units disabled veteran rental housing

Community Service and Self Sufficiency

HABC complies with the updated Section 3 requirements for all development, rehabilitation and reconstruction projects undertaken. In addition, HABC administers a Family Self Sufficiency (FSS) program within its HCV program.

Safety and Crime Prevention

The HABC has upgraded camera surveillance systems and continues to evaluate and upgrade fire alarm and suppression systems as needed. Upgrades to all public housing fire detection include the addition of hardwired bedroom smoke detectors in all public housing units in the coming fiscal year. Additionally, HABC furthers safety at its family public housing development in partnership with local law enforcement. To ensure the safety of public housing residents security cameras are found at all public housing developments.

Pets

HABC tenants are allowed to own pets and must complete a Tenant/Pet Owner agreement which is made part of the lease.

Fiscal Year Audit

There are no audit findings for the FY 2015

Asset Management

HABC will carry out its asset management functions with plans for 5 AMPs. Long-term operating, capital investments rehabilitation, and modernization for the inventory in each AMP is addressed in detail in the attached capital plans.

Violence Against Women Act (VAWA)

HABC includes information about VAWA in its voucher briefing packets, and recertification packets. HABC updated its HCV Administrative Plan in 2014 and continues to incorporate the requirements under VAWA while stating policies and procedures implementing VAWA.

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

Include statements related to these programs as applicable.

- *Project based vouchers have been awarded to senior affordable rental housing developments and to supportive housing developments that will provide necessary supportive services to foster permanent affordable housing opportunities for assisted households.*
- *The HABC is converting all Public Housing units to Project Based Vouchers through the RAD program.*

B. Demolition and/or Disposition

- *The HABC has no plans for the demolition or disposition of any of its public housing portfolio.*

C. Conversion of Public Housing

- *The HABC is converting all Public Housing units to Project Based Vouchers through the RAD program.*

D. Homeownership

- *The HABC presently does not administer a homeownership program*

E. Project-based Voucher

- *The HABC has an active and successful Section 8 Housing Choice Voucher Project Based Voucher program. Since its inception in 2009 the HABC has awarded over 200 vouchers to 16 projects throughout the County.*
- *The HABC is considering issuing a request for proposals to award additional PBV to projects that will create or preserve affordable housing for targeted at risk or needy populations.*

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. *See Attached*

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 *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.
See Attached

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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 Attached

8.3 Capital Fund Financing Program (CFFP).

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.

N/A

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.

- Bergen County is among the most expensive places to reside, the market rents for units are increasing. Payment standards have been increased for the two, three and four bedroom units to facilitate the deconcentration of low-income families.
- The supply of market units has decreased in Bergen County. The HABC has available Project Based Vouchers that will be utilized to increase the supply of affordable housing.

- The quality of units within Bergen County is fair to luxury. The HABC enforces HQS standards with biennial inspections, supervisory inspections and special inspections.

MAJOR INITIATIVES

- *Continue to expand and preserve affordable rental housing opportunities for low income persons, including homeless persons and those at risk of homelessness, persons with special needs and the elderly*
- *As available, Project Based Vouchers will be utilized in affordable development of senior citizen, special needs and supportive housing*
- *Provide preference in tenant selection in our HCV program to assist homeless individual/households and those at risk of being homeless*

SUPPORTIVE CONTINUUM OF CARE

- *Reduce the frequency and duration of homelessness*
- *Continue to operate and manage county homeless shelter, providing permanent housing plans for identified clients to be assisted with temporary rental assistance, tenant based rental assistance and Shelter Plus Care vouchers, HCV when available and Emergency Solutions Grant funding*
- *Continued administration of HOPWA vouchers*
- *Continued administration CoC program funding for rental assistance vouchers for targeted populations*

The needs of families have been identified in the County's Consolidated Plan as prepared by Bergen County's Division of Community Development (BCCD). The HABC works in conjunction with the BCCD within the jurisdiction to meet these identified needs.

Bergen County had been identified as the sole New Jersey community chosen to participate in the national Zero 2016 initiative and met its goals in December 2015.

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.**

- *HABC is a high performer and responded in its last 5 year plan submission.*

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.

- *Not applicable with this annual submission. The HABC is a high performer.*

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

SIGNIFICANT AMENDMENT DEFINITION

The Housing Authority of Bergen County will consider the following to be significant modifications or substantial deviations of the Annual Plan from the 5 Year Plan:

- Changes to rent or admissions policies
- Changes in organization of the waiting list
- Change in the use of the replacement reserve funds under the capital fund
- Changes in regard to demolition, disposition, and conversion activities

As part of the Rental Assistance Demonstration (RAD) program, the Housing Authority of Bergen County is amending its definition of substantial deviation from the PHA plan to exclude the following RAD specific terms:

- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

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, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

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

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. 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 its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences

for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **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.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and 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.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (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.

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

- (a) **Hope VI or 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 HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, 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>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (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. 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

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter 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>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

- 8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

- 9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

- 9.1 Strategy for Addressing Housing Needs.** 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. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

- 10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note:

Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

- 11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

ATTACHMENT

PHA Plan Elements Revised

PHA Plan Elements Revisions

Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

The HABC may admit families that are not on the waiting list, or without considering the family's position on the waiting list for specifically named families living in specified types of units such as targeted funding categories and Project Based Vouchers including those converted under RAD.

The HABC administers the following types of targeted funding:

- Home Investment Partnerships (HOME) Tenant Based Rental Assistance
- Shelter Plus Care
- Mainstream Vouchers
- Family Self Sufficiency
- Housing Opportunities for Persons with AIDS/HIV (HOPWA)
- Choice Mobility under Project Based Vouchers

The HABC will offer the following preferences, in the following order:

1. Homeless Preference: for families that are homeless and a guest of a Bergen County emergency shelter or receiving services from a Bergen County emergency shelter; regardless of whether the waiting list is open or not. HUD definition of homeless will be enforced in determining eligibility of homeless individuals/families.
2. Involuntary Displacement Preference: for families that have been involuntarily displaced and are not living in standard, permanent replacement housing as a result of a federal, state or locally declared disaster; regardless of whether the waiting list is open or not
3. Targeted Funding Preference: for families currently receiving rental assistance from a targeted program
4. Residency Preference: Bergen County communities, excluding those communities that provide its own Housing Choice Voucher program (e.g. Lodi, Englewood, Fort Lee, Cliffside Park, Edgewater). For families who live, work, or have been hired to work or are participating in a job training and/or vocation program; or sole member is elderly or disabled in a qualifying Bergen County community.
5. Working Preference: for families where the head, cohead or spouse is employed, have been hired to work or are participating in a job training and/or vocation program; or to families whose head, co-head and spouse or sole member is elderly or disabled.
6. Insufficient Funding Termination: for families that have been terminated from the HABC HCV program due to insufficient program funding

Rent Determination

Language was updated to clarify difference between verification and notification for interim adjustments. In addition a minimum change in income and limit on the number of interim adjustments requested were added to reduce administrative burden.

Required Reporting:

Families are required to report all increases in income greater than fifteen percent (15%) of their total household gross annual income within 10 business days of the change occurring. The HABC will conduct an interim reexamination to recalculate the new family share of rent and new subsidy amount.

Optional Reporting:

The family may request an interim reexamination any time the family has experienced a change in circumstances (i.e. decrease in income) that exceeds fifteen percent (15%) of total household gross income, the change is expected to have a duration of six weeks or longer, and the family has not experienced more than 3 interim adjustments within the 12 month period between re-examinations. Exceptions to the above requirements will only be reviewed for extenuating circumstances and on a case by case basis. Extenuating circumstances will include but not limited to significant, unexpected change that has created a great financial hardship.

Operation and Management

Occupancy standards

Occupancy standards were modified to decrease the minimum occupants required in a unit size and allow the PHA to mandate the use of the living room as a sleeping area when considering occupancy standards in times of financial shortfalls as a cost savings measure.

The HABC will reference the following chart in determining the appropriate voucher size for a family:

Voucher Size	Persons in Household (Minimum – Maximum)
0 Bedroom	1
1 Bedroom	1-4
2 Bedrooms	2-6
3 Bedrooms	3-8
4 Bedrooms	6-10
5 Bedrooms	9-12
6 Bedrooms	12-14

Inspections

HCV and PBV inspections were changed from annual to biennial inspections and remain compliant with HUD regulations.

Portability

Initial billing deadline was increased from 60 to 90 days from date of the initial voucher in accordance with PIH Notice. Income portability requests will only be accepted with 90 days remaining on the voucher from the time they are received.

Rental Assistance Demonstration (RAD)

The HABC is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the HABC will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1, and any successor Notices.

Upon conversion the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32, REV-1. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment.

Additionally, the HABC 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 the HABC 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 the HABC may also borrow funds to address their capital needs.

The PHA will also be contributing Operating Reserves of approximately \$1,204,282.00 and Capital Funds in the amount of approximately \$780,000.00 toward the conversion.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

<u>Name of Public Housing Development:</u> Boiling Springs Gardens	<u>PIC Development ID:</u> NJ067000001	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 95	<u>Pre-RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior and Disabled	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> 95	<u>Number of Units Post-Conversion</u> 95	<u>Change in Number of Units per Bedroom Type and Why</u> N/A
Studio/Efficiency			
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u>		

Development #2

<u>Name of Public Housing Development:</u> Carucci Apartments	<u>PIC Development ID:</u> NJ067000004	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 99	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior and Disabled	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why</u>
	99	99	N/A
Studio/Efficiency			
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u>		

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Development #3

<u>Name of Public Housing Development:</u> David F. Roche Apartments	<u>PIC Development ID:</u> NJ067600005	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 100	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior and Disabled	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> 100	<u>Number of Units Post-Conversion</u> 100	<u>Change in Number of Units per Bedroom Type and Why</u> N/A
Studio/Efficiency			
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u>		

Development #4

<u>Name of Public Housing Development:</u> Highland Apartments View	<u>PIC Development ID:</u> NJ067000002	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 95	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior and Disabled	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u> 95	<u>Number of Units Post-Conversion</u> 95	<u>Change in Number of Units per Bedroom Type and Why</u> N/A
Studio/Efficiency			
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u>		

Development #5

<u>Name of Public Housing Development:</u> Mahwah/Ramsey Family Public Housing	<u>PIC Development ID:</u> NJ067000003	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 66	<u>Pre-RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u>	<u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why</u>
	66	66	N/A
Studio/Efficiency			
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<u>(If performing a Transfer of Assistance):</u>	<u>(Explain how transferring waiting list)</u>		

Resident Rights, Participation, Waiting List and Grievance Procedures

Section 1.6 (PIH Notice 2012-32, REV 1) Special Provisions Affecting Conversions to PBVs

Under the Demonstration, HUD has the authority to waive statutory and regulatory provisions governing the PBV program, or to establish alternative requirements for the effective conversion of assistance. Additionally, the RAD statute imposes certain unique requirements.

Listed below are the "special" requirements applicable to public housing projects converting assistance to long-term PBVs under the first component of the Demonstration, with reference to the affected statute and/or regulation, where applicable. Special requirements are grouped into four categories: Project Selection, Contract Terms, Resident Rights and Participation, and Other Miscellaneous Provisions. All other regulatory and statutory requirements of the PBV program in 24 CFR Part 983 and section 8(o)(13) of the Act shall apply, including resident choice, environmental review, relocation assistance, and fair housing requirements.¹⁶

C. PBV Resident Rights and Participation

- 1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

- 2. Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

- 3. Renewal of Lease.** Under current regulations at 24 CFR § 983.257(b)(3), upon lease expiration, a PHA can choose not to renew the lease, without good cause. In such a

case, the regulatory consequence is the loss of the assisted unit. Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR §983.257(b)(3) will not apply. This provision must be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full standard

TTP Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of

difference between most recently paid TTP and the standard TTP

- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- Year 5 AR and all subsequent recertifications – Full standard TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

- 5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds granted previously or pursuant to the FY 2013 PH FSS NOFA, to serve those FSS participants who live in units converted by RAD and who will as a result be moving to the HCV FSS program, subject to the following:

- a. If a PHA has an HCV FSS program, a PHA must convert the PH FSS program participants at the covered project to their HCV FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.
- b. If a PHA does not have an HCV FSS program, the PHA must establish an HCV FSS program and convert the PH FSS program participants at the covered project into their HCV FSS program. PHAs are not required to offer enrollment in FSS to residents in converting projects and other HCV participants, other than to residents in converting projects that were enrolled in the PH FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.

All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984 and in accordance with the participants' contracts of participation. However, residents who were converted from the PH

FSS program to the HCV FSS program through RAD may not be terminated from the HCV FSS program or have HCV assistance withheld due to the participant's failure to comply with the contract of participation. Consequently, 24 CFR 984.303(b)(5)(iii) does not apply to FSS participants in converted properties.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
 - a. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257, related to owner termination of tenancy and eviction, as modified by the waiver in Section 1.6(C)(3) above, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:
 - i. A reasonable period of time, but not to exceed 30 days:
 - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or any felony conviction;
 - ii. 14 days in the case of nonpayment of rent; and
 - iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

- b. Grievance Process.** HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),¹ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a PHA (as owner) action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
 - For any additional hearings required under RAD, the PHA (as owner) will perform the hearing.
- ii. An informal hearing will not be required for class grievances or to disputes between residents not involving the PHA (as owner) or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the PHA (as owner) or contract administrator.
- iii. The PHA (as owner) give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- iv. The PHA (as owner) provide opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

¹ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate has been repealed.

8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion (e.g., due to loss of employment); tenants that move into the property following conversion, etc.,) is covered by this waiver.

9. **Capital Fund Education and Training Community Facilities (CFCF) Program.** CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as "PHA residents" for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

D. PBV: Other Miscellaneous Provisions

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
2. **Additional Monitoring Requirement.** The PHA's Board must approve the operating budget for the covered project annually in accordance with HUD

requirements.²

3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** Under existing PBV program rules, projects that qualify as “existing housing” under 24 CFR § 983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as “existing housing.” Developmental requirements under 24 CFR §983.154 and fair housing provisions under 24 CFR § 983.152(c)(vi) continue to apply.³
4. **Establishment of Waiting List.** In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion, unless the assistance is being transferred to another neighborhood. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. In addition, the waiting list must be established and maintained in accordance with PBV program requirements.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area, informing local non-

² For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of the evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

³ Applicable to projects with nine or more units.

profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).⁴

To implement this provision, HUD is waiving 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. **Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.
6. **Agreement Waiver.** For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.
7. **Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)
8. **Administrative Fees for Public Housing Conversions.** For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not section 8 assistance the annual contributions contract (ACC) between the PHA and HUD will cover the project units, but be for zero dollars. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but

⁴ For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing section 8 administrative fee funding during this time.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

**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 X 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.
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.


Housing Authority of Bergen County
PHA Name

NJ067
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2016-2017

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 Lynn Bartlett	Title Executive Director
Signature 	Date 12.1.2015

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Housing Authority of Bergen County

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher Program

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.)

HABC (Main Administrative Office)
One Bergen County Plaza 2nd fl.
Hackensack, Bergen County, NJ 07601

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
Lynn Bartlett

Title
Executive Director

Signature
X 

Date
12.1.15

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Bergen County

Program/Activity Receiving Federal Grant Funding

Public Housing

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.)

Boiling Springs Gardens
147 Hackensack St
East Rutherford, Bergen County, NJ 07073

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 Lynn Bartlett	Title Executive Director
Signature X 	Date 12.1.15

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Bergen County

Program/Activity Receiving Federal Grant Funding

Public Housing

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:

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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 ---

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(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;

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(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;

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Carucci Apartments
281 Stuyvesant Ave
Lyndhurst, Bergen County, NJ 07071

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
Lynn Bartlett

Title
Executive Director

Signature

Date

X 

12.1.15

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Housing Authority of Bergen County

Program/Activity Receiving Federal Grant Funding
Public Housing

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.)

David F. Roche Apartments
2 Aladdin Ave
Dumont, Bergen County, NJ 07628

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 Lynn Bartlett	Title Executive Director
Signature X 	Date 12.1.15

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Housing Authority of Bergen County

Program/Activity Receiving Federal Grant Funding

Public Housing

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 Federalagency 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.)

Highland View Apartments
300 Highland Avenue
Palisades Park, Bergen County, NJ 07650

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
Lynn Bartlett

Title
Executive Director

Signature
X 

Date
12-1-15

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Bergen County

Program/Activity Receiving Federal Grant Funding

Public Housing

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.;

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- (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.)

Mahwah/ Ramsey Family Public Housing
1600 Ramapo Brae Lane
Mahwah, Bergen County, NJ 07430

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 Lynn Bartlett	Title Executive Director
Signature X 	Date 12-1-15

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 Bergen County

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Program

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, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Lynn Bartlett

Title

Executive Director

Signature



Date (mm/dd/yyyy)


12.1.15

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

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

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input 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 type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input 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="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Housing Authority of Bergen County One Bergen County Plaza 2nd fl. Hackensack, NJ 07601 Congressional District, if known:	
6. Federal Department/Agency: US Dept of HUD- Office of PIH	7. Federal Program Name/Description: Public Housing / Section 8 Housing Choice Voucher CFDA Number, if applicable: 14.871	
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): None	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): None	
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: <u></u> Print Name: <u>Lynn Bartlett</u> Title: <u>Executive Director</u> Telephone No.: <u>201-336-7601</u> Date: <u>12.1.15</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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.

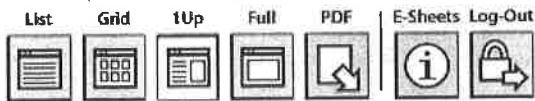
Housing Authority of Bergen County
PHA Name

NJ067
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 <u>Lynn Bartlett,</u>		Title <u>Executive Director</u>	
Signature <u>[Signature]</u>		Date <u>12.1.15</u>	

Search Results Ad Search: Pub Date: Most Recent • Advertiser Account: 1105767



E-Sheets[®] by MerlinOne

Legal

The Record

Contact

Search Hits: 1 of 1

Publication: The Record
Publication Date: December 3, 2015

Agency:

Advertiser (#): BERGEN CNTY HOUSING AUTH.
(1105767)

Description: NOTICE OF PUBLIC HEARING
HOUSING AUTHORITY OF BERGEN
COUNTY The Housing Authority of
Bergen County will be holding a
public hearing on Monday, January
11, 2016

Insertion Number:

Ad Number: 3959798-01

Color, Ad Size: B&W, 1x37.00 Columns x Lines

PO Number: pub hrg 1/11

Sales Rep: dunn

Code: Class'n: Public N; Ind: 653118

Edition:

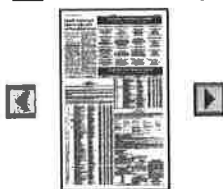
Zone:

Section, Page: L (L), 7

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Israeli women get right to take part in Hanukkah event

Western Wall rabbi is told he must lift candle-lighting ban

To advertise your House of Worship Call Karen at 973 / 569-7190

To advertise your House of Worship Call Karen at 973 / 569-7190

Public Notice

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19	Public Notice	19	Public Notice	19	Public Notice	19	Public Notice
20	Public Notice	20	Public Notice	20	Public Notice	20	Public Notice

Carmen Z. Colon-Medina
Notary Public of New Jersey
Commission Number: 2327842
Expiration Date: April 20th, 2020

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The Record - 2015/12/03 - Zone - L (L) - Page 7 Return Find My ads on this page

RELIGION

THE RECORD L-7

Israeli women get right to take part in Hanukkah event

Western Wall rabbi is told he must lift candle-lighting ban

RELIGION NEWS SERVICE

JERUSALEM — Women must be allowed to light Hanukkah candles and say a prayer at the official candle-lighting ceremony at the Western Wall when the Jewish festival of Hanukkah begins Sunday, Israel's deputy attorney general has decided.

Every year, eight official lighting ceremonies — one for each night of Hanukkah — are held in the men's section of the Western Wall, making it impossible for women to take part.

Deputy Attorney General Dina Zilber sent a letter this week to Western Wall Rabbi Shmuel Rabinowitz informing him that any attempt to ban women from this year's ceremony would amount to discrimination.

Rabinowitz, who administers the Western Wall as a strictly Orthodox synagogue as well as a national heritage site, has long prohibited women from taking an active role in public prayer

and has made it impossible for women to access Torah scrolls or light Hanukkah menorahs because they are in the men-only prayer section.

In her letter, Zilber asked Rabinowitz to confirm that "steps are being taken to include women in the official candle-lighting ceremony."

She said preventing the participation of women in state ceremonies is unjust because they are women — "an unacceptable discrimination."

As part of its "It's My Right to Light" campaign, the feminist prayer group Women of the Wall sent letters to Israeli leaders on Nov. 9 asking them to refuse to participate in the official Hanukkah ceremony at the Western Wall and calling on female parliament members to press for participation.

Three female lawmakers took up the challenge and asked Rabinowitz to guarantee women's participation.

Anat Hoffman, chairwoman of Women of the Wall, called it "so symbolic that the Women of the Wall should be the match that lights the flame of the first candle" at the national Hanukkah ceremony at the Western Wall.

To advertise your House of Worship Call Karen at 973 / 569-7490

Grid of religious congregations including Baptist, Evangelical, Non-Denominational, Roman Catholic, etc.

To advertise your House of Worship Call Karen at 973 / 569-7490

Public Notices section containing various legal notices and advertisements.

Table with columns: Block, Lot, Ord, Owner Name, Property Location, Principal, Interest, Cost, Total. Includes a hearing notice and zoning board of adjustment information.

81.04	11.01	RUGGIERI VINCENT & JERRY	231 HO. MAIN ST.	12,696.17	515.00	100.00	13,211.25
82	22.02	WATIA PROPERTIES LLC	25 UNION ST	4,251.00	109.24	100.00	4,360.24
83	30	VARRICAMO AJO	20 BASSSET ST	2,363.32	46.14	100.00	2,409.46
84	4	TAMARA GARRER	MAIN ST	2,055.43	47.40	81.88	2,102.83
85	39	TAMARA GARRER	186 MAIN ST	907.83	9.96	20.15	1,027.79
86	25	TAMARA GARRER	384 MAIN ST	434.35	4.34	15.00	483.69
87	26	RAMIREZ ET ALLIUS E	41 SUMNER ST	6,047.95	110.92	100.00	6,158.87
88	38	RAMIREZ TUIS	10 SUMNER ST	3,646.75	164.11	70.22	3,810.86
89	15	MONTANEZ MARZO	51 AUTUMN ST	5,263.47	257.70	100.00	5,521.17
90	3	CONRON MARGARET	26 JAMES ST	1,414.52	14.15	29.67	1,458.24
91	8	VILLARDO THOMAS JOSEPH	30 EAST FL	1,563.61	164.11	100.00	1,727.72
92	12.01	VIOLA CHARLES & VICTORIA	31 JAMES ST	1,433.78	14.30	28.88	1,476.96
93	7.02	DANIEL JESSICA IRENE	65 EAST FL	1,063.63	106.36	100.00	1,170.00
94	18.01	CAROLE CAROLA MARIE	61 WASHINGTON ST	5,263.47	436.25	100.00	5,700.72
95	23.01	MEJIA ENH	67 CENTRAL AVE	2,235.94	57.59	81.88	2,344.41
96	10.02	LA FRANCESCA ANTHONY J & PAOLA	79 SUMNER ST	1,197.89	177.19	100.00	1,375.08
97	10.02	J & J REALTY HOLDINGS LLC	162 JAMES ST	2,123.69	29.02	49.24	2,192.95
98	10.01	BAUER WALTER J & DONNA M	87 JAMES ST	2,174.89	30.23	44.14	2,245.26
99	4.01	ABERKANTWITZ SHARON & JAYNE	102 WASHINGTON ST	2,061.94	27.64	41.29	2,130.87
100	32.01	DESERVIS BALVA TORE	110 LIBERTY ST	2,574.83	39.21	52.90	2,667.94
101	1.08	DIEZ JUAN & HERNANDEZ SANDRA	120 UNION ST	8,075.14	844.32	100.00	8,919.46
102	8.05	REYES DOUGLAS Y CECILIA	181 LIBERTY ST	2,841.79	46.31	68.76	2,946.77
103	17	KREK HARIS	135 PATERSON AVE	482.70	17.80	18.15	525.74
104	24	CAROLLO GEROLAMO & GIUSEP	73 ORFEO ST	6,207.74	67.70	100.00	6,275.44
105	33	CONROY J DESSAHO	OTTAWA AVE	1,182.19	7.63	15.50	1,245.32
106	3	KOYVAS RALPH T & ROSELLE M	162 PATERSON AVE	5,415.51	187.44	100.00	5,602.95
107	11	MESS MARIA RETALS	256 BELL AVE	2,446.59	76.25	48.83	2,522.84
108	31	CONDENMI MOTOR COMPANY	137 ROUTE 46	10,174.11	200.29	100.00	10,374.40
109	30	CONDENMI ANTHONY & VICTORIA	133 ROUTE 46	10,830.00	837.82	100.00	11,667.82
110	5	BERNARDI FRED & ALEXANDRA	384 PATERSON AVE	2,311.18	46.12	57.68	2,404.98
111	5	VOILA EDWARD	2 BARBARA CT	2,173.28	20.15	44.07	2,247.50
112	25.01	FAMILY MICHAELLO TRUST LP	284 PATERSON AVE	3,485.96	69.47	100.00	3,555.43
113	25.01	WELLS FARGO BANK NA (TRUSTE)	279 UNION ST	2,458.95	35.00	52.27	2,546.22
114	2	POCH MICHAEL R	181 HOWWOOD AVE	2,512.81	49.52	69.24	2,631.57
115	26	HODAR JUSTINA	181 CHESTNUT ST	3,265.93	35.16	49.90	3,350.99
116	1	SHARRIF GHAZI	14 WAREM ST	2,518.88	39.59	63.01	2,627.48
117	10	FOLLARI CORINA	456 WESTMINSTER PL	5,115.81	173.91	100.00	5,289.72
118	64	LO PRESTI MICHAEL & DEBRA	276 WESTBERRY PL	1,262.18	24.53	30.02	1,316.73
119	24	SOI GABRIEL AVE. LLC	201 GABRIEL AVE	14,458.50	306.37	100.00	14,764.87
120	4.6	LUZIANI JOSEPH MICHAEL					
121		& LENA IRE	303 GABRIEL AVE	2,260.91	54.15	47.89	2,365.95
122		ALFORNO MISTROFILIPPO	288 GABRIEL AVE	2,184.84	26.41	44.31	2,251.56
123		OGROSI JAMES & PEGGY YEPEZ	16 COLUMBIA AVE	12,078.85	70.20	100.00	12,149.05
124		MORVA JOSE L & ANA	86 HENNING DR	2,671.20	30.10	62.21	2,763.51
125		SEBIO GEORGE & MELODY	MAIN ST	4,484.32	409.02	100.00	4,893.34
126		HIGH REALTY LLC	146 GABRIEL AVE	2,311.27	44.81	57.12	2,413.20
127		SCOTI EDGAR H	20 CHURCH ST	1,830.87	207.04	100.00	2,037.91
128		BAUDIERI SARAH F & VALORDE JUAN F	78 HOPE ST	4,427.68	144.79	88.22	4,572.67
129		VALENTI MICHAEL G & MARY ANN	47-23 JOHN ST	12,823.58	708.54	100.00	13,532.12
130		LEE DE'S INVESTMENT CORP	78 ROUTE 46	1,820.17	35.57	91.50	1,916.24
131		BENJAMIN BENSON	146 GABRIEL AVE	4,283.89	167.52	100.00	4,451.41
132		VILLANUEVA MARIA	31 ROYD ST	8,254.95	198.94	100.00	8,453.89
133		PANTANO JAMES	88 CALVIN AVE	4,374.59	100.00	60.30	4,474.59
134		JEFFERSON STEPHEN F & GHERL	1770 MAIN ST	6,667.32	847.80	100.00	7,515.12
135		KOICKAR KESSE	5 WHITECAN DR	4,499.19	141.76	60.84	4,681.75
136		DE PERRO FRANCO & ANN MARIE	34 LONGWALLEY RD	1,333.98	17.40	15.00	1,366.38
137		MURIEL CRALANCO J & RUBIA	12 WHITECOW DR	2,313.15	29.30	48.93	2,392.38
138		BUN LEWIS & MARY ANN	2 SHADY LN	3,408.58	57.90	69.29	3,535.77
139		ZAGARONE BRYANMAN (BAM)	17 TRUDY DR	2,104.20	29.59	42.88	2,176.67
140		MOLINARO JR (ITALY) SACCATONE	71 GARFIELD TERR	3,254.77	72.25	68.56	3,395.58
141		PHILIPP TENIFACE L	14 AVE A	5,282.37	295.46	100.00	5,577.83
142		SPESCO ANTHONY JR (B) (N)	34 AVE A	7,515.23	460.22	100.00	7,975.45
143		MARTINI REALTY	281 GABRIEL AVE	6,381.89	211.21	100.00	6,593.10
144		ZHONGON ANITA (S)	33 AVE A	4,284.57	4.92	72.95	4,304.84
145		LOO LLOO C M ABSOLUT	160 GREGG ST UNIT 7	8,268.66	209.15	100.00	8,477.81
146		BLOCKMOUTH CORP	60 MAIN ST	8,781.28	297.84	100.00	9,079.12
147		CORTE D & K, SUGHI S & KREBHP	422 MAIN ST	7,072.61	140.26	100.00	7,212.87

2.216 (2) (b) (2) (B) (i) Any alteration or elevation shall be done for construction safety or safety. A waiver is sought.
 RAISES (2) (b) (2) (B) (i) Any alteration or elevation shall be done for construction safety or safety. A waiver is sought.
 10. Drains calculation. Stormwater Management Statement was filed on October 29, 2015.
 The Applicant hereby requests waivers from the checklist items that have not been supplied. In addition, a waiver is also requested to the extent any of the requested information by the City of Hackensack Zoning Board of Adjustment is not contained in the Applicant's submittal package. The Applicant may also seek any sub-variations, exceptions, reductions and waivers that may be required.
 When this case is called, you may appear either in person or by an attorney and present any comments or conditions which you may have to the granting of the total waiver of the application. Any interested party may appear at said hearing and participate through its acceptance with the name of the City of Hackensack Zoning Board of Adjustment.
 The application is on file in the office of the City of Hackensack Zoning Board of Adjustment located at 410 East Railroad Avenue, Hackensack, New Jersey, 07601, and is available for inspection weekdays between 9:30 A.M. and 4:30 P.M.

KALFMAN, SEMERARO & LEBMAN, L.L.P.
 Two Executive Drive, Suite 500
 Fort Lee, New Jersey 07024
 Attorneys for Applicant
 By: Gordon K. Semeraro
 GREGORY R. AJAJURIAN, ESQ.
 December 2, 2015 - Fax 9781.44 (102) 3950015

BOROUGH OF RIVER EDGE
 PLANNING BOARD
 NOTICE OF HEARING
 The next meeting of the River Edge Planning Board will be on Thursday, December 17, 2015 in the Municipal Building, 105 Independence Road, River Edge, New Jersey at 8:00 P.M. The following applications have been scheduled for a hearing:
 Certificate of Occupancy - Pulp Corp. - Business regarding Wood Hand's business requests installation on the premises 250 Johnson Avenue, River Edge, NJ Block 1417 Lb 3.
 Pulp Corp. Applicant
 December 9, 2015-Fax 816.66 (17) 3900068

HALSDEN FREE PUBLIC LIBRARY
 LIBRARY BOARD OF TRUSTEES
 MEETING NOTICE
 MEETING DATES FOR 2016
 The Halnden Free Public Library Board of Trustees will conduct their monthly meetings every second Wednesday of each month at 8:00 p.m. in the library in the third floor of the Municipal Complex at 510 Belmont Ave. Halnden, NJ. There will be no meeting held in August or December.
 January 13
 February 10
 March 9
 April 7
 May 11
 June 8
 July 13
 September 14
 October 12
 November 9
 Formal action will be taken.
 Tam Montali
 Director, Halnden Free Public Library
 December 3, 2015-Fax 822.85 (25) 8938814

NOTICE
 Pursuant to state law, a sale will be held at 100 Plaza 17 North, Upper Saddle River, NJ on 12/17/15 at 1:00 pm. The following items will be sold:
 Brand # Name
 CB025 Edmund Natkezo
 CB026 Edward Cobb
 1A41 General Fox
 Nov. 25, Dec. 3, 2015-Fax 816.66 (17) 3907184

BOROUGH OF RIDGEFIELD
 BOARD OF HEALTH
 PLEASE TAKE NOTICE that the regular scheduled meeting of the Board of Health of the Borough of Ridgefield, has been rescheduled from Thursday, December 3, 2015 to Thursday, December 17, 2015.
 The meeting will be held at 6:00PM at Mason Middle, 343 Bergen Blvd., Passaic Park, NJ.
 Nwas Benita
 Asst. Secretary
 December 3, 2015-Fax 815.12 (16) 3900201

PUBLIC NOTICE
 TOWNSHIP OF SOUTH HACKENSACK
 PLANNING BOARD
 PLEASE TAKE NOTICE that the regular scheduled meeting date of December 23, 2015 for the Planning Board of the Township of South Hackensack will be held on Thursday, December 17, 2015 at 8 p.m. at the Municipal Complex located at 207 Prince Avenue, South Hackensack. Formal action may or may not be taken.
 Lydia Hutzelmann
 Zoning Board Secretary
 December 3, 2015-Fax 853.49 (37) 3059708

NOTICE OF PUBLIC HEARING
 HOUSING AUTHORITY
 OF BERGEN COUNTY
 The Housing Authority of Bergen County will be holding a public hearing on Monday, January 11, 2016 at 5:00 pm at the Authority's main office located at One Bergen County Plaza - 2nd Floor, Hackensack, New Jersey.
 The purpose of the hearing is to allow residents, governmental entities and other interested parties an opportunity to comment on the draft of the Authority's Annual and Five Year Plan prior to submission to the Department of Housing and Urban Development and to express their priorities and concerns of the Authority's Public Housing Development, and
 The Authority's Section 8 Housing Choice Voucher Rental Assistance Program.
 This Plan is available for examination also online at the HAUC's website (www.HAUCNJ.org) or hard copy at the Authority's main office located at One Bergen County Plaza - 2nd Floor, Hackensack, New Jersey. Written comments may be sent and must be received by Monday, March 16, 2016 at the following address:
 Executive Director
 Housing Authority of Bergen County
 One Bergen County Plaza - 2nd Floor
 Hackensack, New Jersey 07601
 Telephone 201-236-7800
 TDD 201-236-7869
 December 3, 2015 Fax 853.49 (37) 3059708

**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, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

_____ *Housing Authority of Bergen county* _____
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

_____ *County of Bergen* _____
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
Signature	Date

47



HOUSING AUTHORITY OF BERGEN COUNTY

HIGHLAND VIEW APARTMENTS

300 HIGHLAND AVE

PALISADES PARK, NJ 07650

PH: 201-592-8118 FAX: 201-592-7837

RAB Meeting

May 21, 2015

Palisades Park Community Room

Lynn Bartlett, Executive Director
Vincent Bufis, Field Operations Manager
Jim Giel, Regional Property Manager
Hernan Bracero, Quality Assurance
Fenesha Holmes, Assisted Housing Manager
Wayne Moe, Superintendent
Mrs. Choi, Translator

- The meeting began as a routine tenant meeting with building related topics such as;
 1. Trash chute rooms being filled with large boxes, specifically the 5th floor
 2. The Housing Authority was in search of a new part time employee for the office @ PP
 3. Parking and the town requirements
 4. Heating for upcoming winter season & the replacement of 1 of 3 DHW tanks

- The HABC staff then began the RAD portion of the meeting with the following topics discussed;
 1. The acceptance of the HABC into the RAD program
 2. Tenant rent changes – minimal if any at Palisades Park, if \$25 or more it will be phased in
 3. New leases will have to be signed.
 4. We would be converting to a Project Based Voucher
 5. After 12 months from the new lease signing, the tenants may request a voucher. Choice Mobility, and if a voucher is available they may move with assistance.
 6. The RAD program provides stable financing and allows for upgrades/renovations to the property.
 7. Any renovation/upgrade would not require the tenants to move or relocate. They will be completed while the tenants remain in their units.
 8. Resident Organization – Residents have the right to establish and operate
Purpose being to address issues related to the living environment such as terms and conditions of tenancy and activities related to housing and community development.
Resident Organization must be established by residents of the property, meet regularly, operate demographically, be representative of all residents in the development, and be completely independent of public housing authority's, management, and their representatives.

ER RAB RAD TENANT MEETING, June 9th 2015

- 1) Handouts – What is RAD
 - Lynn discussed the purpose of RAD and the benefits to the properties owned by the HABC.
- 2) No rescreening of the tenants at the conversion
- 3) Rehab work will be completed. Community room A/C system, lighting upgrades. Generator is being replaced at this time. We explained that no tenants will have to be relocated as a result of these upgrades.
 - Tenants were concerned over who would own the building and what the changes to their rents would be. We reminded them that the Housing authority intends on retaining ownership and management of the property and that changes in rent will be minimal at this property.
 - Tenants were questioning who would meet with them to calculate their rent amounts, and we explained that process will not change.
 - Tenants questioned why new leases would have to be signed and what that meant to their rents. We explained new leases were needed because of the change in program (public housing to PBV) and that their rents were not expected to change.
- 4) Phase in process for rents that increase by \$25 or 10%. 3 or 5 year phase in of this increase. Hernan discussed the details of this transition and what it would mean for the tenants.
- 5) Choice Mobility. The tenant will be placed on waiting list to obtain a voucher 1 year after conversion.
- 6) Resident Organization – Residents have the right to establish and operate

Purpose being to address issues related to the living environment such as terms and conditions of tenancy and activities related to housing and community development.

Resident Organization must be established by residents of the property, meet regularly, operate demographically, be representative of all residents in the development, and be completely independent of public housing authority's, management, and their representatives.

RAB RAD MEETING 5/19/15

David F. Roche Apts; Dumont, NJ

Lynn Bartlet, Vincent Bufis, Hernan B, Fenesha H

Meeting Minutes

1. ED Lynn Bartlett explained about funding services and a brief explanation of capital versus operating funds. Discussed and itemized agenda items distributed to residents. the order of process although long term in the very beginning stages beginning with an updated physical needs assessment and review of capital programs.
2. The definition of how the current subsidies convert to vouchers was discussed by FH and HB. It was explained there will be requirements and vouchers are subject to availability and not guaranteed after RAD conversion would take place if approved.
3. Changes that would take place would be as follows but not limited to, no more re-eligibility processes, and any increases or major changes will be phased in over a 3 or 5 year period based on amount.
4. Explanation of PBV - 30% of income + utility allowance was introduced but emphasized more detail will and can be provided shall this move forward.
5. Resident Questions and answers posed issues and concerns about rent amounts but the aspect of Section * vouchers, was something they would like to know more about if the process moves forward also inquired about what kind of changes would occur. VB discussed minimal capital budget items but expounded there will be a follow up meeting providing more details for those interested.

Lyndhurst RAB RAD TENANT MEETING – June 9th 2015

- 1) Handouts – What is RAD
 - Lynn discussed the purpose of RAD and the benefits to the properties owned by the HABC.
- 2) No rescreening of the tenants at the conversion
- 3) Rehab work will be completed. Common Area furniture, lighting upgrades, common area carpet replacement, roof replacement, replacement of windows. We explained that no tenants will have to be relocated as a result of these upgrades.
 - Tenants commented that they wish to have their windows replaced.
- 4) Phase in process for rents that increase by \$25 or 10%. 3 or 5 year phase in of this increase. Hernan discussed the details of this transition and what it would mean for the tenants.
- 5) Choice Mobility. The tenant will be placed on waiting list to obtain a voucher 1 year after conversion.
- 6) Resident Organization – Residents have the right to establish and operate

Purpose being to address issues related to the living environment such as terms and conditions of tenancy and activities related to housing and community development.

Resident Organization must be established by residents of the property, meet regularly, operate demographically, be representative of all residents in the development, and be completely independent of public housing authority's, management, and their representatives.

Mahwah/Ramsey RAB RAD TENANT MEETING

- 1) Handouts – What is RAD
 - Lynn discussed the purpose of RAD and the benefits to the properties owned by the HABC.
- 2) No rescreening of the tenants at the conversion
- 3) Rehab work will be completed. Boiler upgrades, windows, doors, security cameras. We explained that no tenants will have to be relocated as a result of these upgrades.
 - Tenant commented that they wish to have their stoves replaced. They stated the stoves were not efficient, constantly having issues, the burners would become loose, and they stained easily.
 - Tenants commented they wished to have air conditioning installed in the second floor. They recommended central air for the hallway and three bedrooms.
 - Tenants commented they would like to have better insulation in the crawl space, as the first floor becomes cold in the winter.
 - Tenants asked for Verizon, as the Optimum service is too expensive.
- 4) Phase in process for rents that increase by \$25 or 10%. 3 or 5 year phase in of this increase. Hernan discussed the details of this transition and what it would mean for the tenants.
- 5) Choice Mobility. The tenant will be placed on waiting list to obtain a voucher 1 year after conversion.
- 6) Resident Organization – Residents have the right to establish and operate

Purpose being to address issues related to the living environment such as terms and conditions of tenancy and activities related to housing and community development.

Resident Organization must be established by residents of the property, meet regularly, operate demographically, be representative of all residents in the development, and be completely independent of public housing authority's, management, and their representatives.

Spring/Summer 2015

David F. Roche Apts; Dumont, NJ – RAB Meeting

Carla Askew, Dumont Staff

Meeting Minutes

1. Visitor Policy and Allowances were discussed; if guests are expected to stay longer than 3 days, tenants are asked to inform office as well if residents plan to stay out of their apartment for an extended period of time.
2. Reviewed events and activities that are being introduced by Jodi G in conjunction with activities already active at David F. Roche building.
3. Re-Emphasized the importance of calling the emergency number when after hours issues arise and urging residents not to always knock on the supers door at any time for any reason.
4. Discussed removing food deliveries from other residents. It is not allowed and shall not be permitted. Please report if such an instance occurs, and report as soon as possible to help ease the review of the cameras.
5. Reviewed and discussed recertifications. Although processes have begun with manager, the manager with Cindy will continue processes until Cindy gets back acclimated after leave. Any questions can be directed to either until notified otherwise.
6. Cleanliness of residents/neighbors; manager confirmed that any and all concerns have been noted and reported regarding health concerns as a result of unkempt housekeeping. Manager has also asked that residents understand that there is a process and for them to know that it has been started and will be following through and that more than this office is aware of the issues being reported.



RAB/Tenant Meeting

East Rutherford, Boiling Springs Gardens, July 9th 2015
Lyndhurst, Carucci Apartments, July 9th 2015

- Food from the community room is to remain in the community room and is not to be taken out of the room
 - If any damages are found as a result of spilled drinks or dropped food tenants will be charged for damages
- Do not feed animals
 - Outside animals can carry diseases and threaten the health and safety of tenants and their pets
- Garbage vs. Recycling
 - Styrofoam not recyclable
 - Oily/greasy paper/cardboard not recycling
 - Garbage
 - Pizza boxes with pizza not recyclable
 - Pizza = garbage
 - Box (if not covered in grease) = recyclable
- Do not overload washing and drying machines
 - It can cause damage to the machines and if you are found to be overloading the machine money will not be refunded due to human error when your clothes are not fully cleaned/dried
 - Laundry room etiquette
 - Be considerate when using the washers/dryers
 - As a reminder there are over 150 people in this building who all have to share the machines
- Noise levels
 - As the weather is becoming more favorable please remember to be considerate to your neighbors when listening to music or watching TV
 - With the nicer weather people keep their windows open and there is a better chance if you are being louder someone will hear it
- Police issues such as noise complaints
 - After hours issues that should be reported to police (noise complaints, publicly intoxicated individuals, etc.)
 - Should be reported to the police and the office the next business day
 - Just reporting these issues to the office is not acceptable
- Do not take discarded bulk garbage (mattresses, couches, TVs or other electronics, etc.) from the back of the building to your unit
 - These items were discarded for a reason and may be infested with unwelcome insects
- Visitors must always park in the visitors lot only



- If no parking is available they must park on the local streets
 - Be sure to read signs for town parking rules, ticket/tow costs will not be reimbursed
- No parking along the fire lane in the visitors lot
 - If a fire or other emergency vehicle needs to be where your vehicle is they will do what they have to do in order to do their job
 - This may include but is not limited to pushing your vehicle out of the way which may cause damage to your vehicle
 - These costs will not be reimbursed, this is a clearly marked no parking zone
- Report maintenance issues within your apartment immediately
 - Even if it is a weekend or after hours you can always call the office line and dial extension 103 to leave a message
 - Do not ignore issues or be afraid to call the emergency line after hours or on weekends
 - Ignoring issues can cause damage to the building or other tenant's belongings
 - You can be charged for damages if it is found that you failed to report an issue and damages were caused as a result
 - If you have an emergency or need to report a maintenance issue, as previously stated, call the emergency number or office
 - Do not knock on the superintendent's door
 - Maintenance issues need to be reported correctly
- Reporting income changes as per your lease
 - Your lease (Section 9) stated you must report changes in income or family composition to the office within 10 days
- SSI/SSD letters for annual recertification must be dated within the last 60 days
 - Having a letter from the beginning of the year is not sufficient
 - Because this benefit amount can change on a monthly basis this documentation must be dated within the last 60 days
- You must provide copies of all documents for recertifications (annual or interim)
 - Any original documents that are submitted will not be copied and returned
 - They will be placed in the file and cannot be removed for any reason

Mahwah/Ramsey RAB/Tenant Meeting, 6 p.m.

Vinny Bufis, Carla Askew, Lynn Bartlett, Aldo Grimaldi, Carlos Perdomo

- Carla Askew was introduced as the new Regional Property Manager
- Lynn Bartlett was introduced as the new Executive Director for the HABC.
- REAC Score was reported by Vinny as 96.62 for Mahwah/Ramsey
- Contractor for the snow/winter season was escorted around the property to highlight important areas as previously established in preparation for the upcoming winter weather. Due to the location of the properties more snow is typically received so it was important to do the walk through and identify key areas (handicap spaces, drop curbs, dumpster enclosures, etc)
- Emergency after hour calls should be reported properly by calling the after-hours number in order for management to effectively keep track of how many calls are received, what type of emergencies, etc.
- Informed tenants that for any guests that plan to visit longer than 2 days especially with a car to notify office. Also, if any tenants plan on being away from apartment longer than a week to notify office in case of any emergencies, etc.
- Discussion was had in regards to the high amount of toilet issues occurring at the site which is now resulting in tenants being charged to replace their toilets when damage is caused by tenant, household member, and/or any guest of the apartment.
- GPNA assessment for windows and doors is being looked into regarding window and door issues, being looked at as future project for 2015.
- Per Vinny looking into central AC or pipe to go to smaller bedrooms since windows are too small to have air conditioners placed in. An alternate condensing unit option will also be assessed with current HABC staff.

- As a recap all roofs were replaced and there have been no reported leaks with heavy rains so far. Capital budget is to include the updating of security cameras, current system seems to be outdated per professionals and a replacement is recommended.
- Utilities being shut off can cause permanent damage to the pipes in the apartments, which tenants can be responsible for if they are not maintaining their utility which is a provision in the lease.
- Vinny stated that he would look into Verizon availability for tenants versus just cablevision, since rates seem to be higher per tenant complaints.
- Stoves were replaced with a type that most tenants are not fond of, Lynn stated that it could be looked into to replace stoves with an updated version of the older ones that were removed. Only Mahwah received stoves, Ramsey did not get replacement stoves.
- Lynn explained that grant processes have begun to add smoke detectors to the bedrooms connecting hardware from the living room. Installation will take about 2-3 hours and all would be notified accordingly.
- Lynn stated that a grant would be looked into to replace playground equipment and add rubberized mats in lieu of chips that are currently down.
- Walkthrough was completed prior to REAC and some gutter issues were assessed and to get them cleaned and re-secured for 2015.
- Tenants were informed they can plant plants and electrical decorations outside should be discussed with the office.
- Tenants were satisfied with the coverage for mischief and Halloween night.
- Complaints of dogs not being properly curbed and inquired about violation fees being increased from \$5. Vinny stated he would evaluate this.
- Lynn informed the tenants are not allowed to purchase their own stoves due to the maintenance of the appliance, and the responsibility will remain with the HABC.

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		Grant Type and Number		FFY of Grant	
PHA Name: Housing Authority of Bergen County		Capital Fund Program Grant No: NJ39P06750112 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2012	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Final Performance and Evaluation Report		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending:		Performance and Evaluation Report		Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	111,676		111,676	111,676
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	55,838		55,838	55,838
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	155,000		155,000	137,403
10	1460 Dwelling Structures	119,866		119,866	80,255
11	1465.1 Dwelling Equipment—Nonexpendable	10,000		10,366	10,366
12	1470 Non-dwelling Structures	35,000		35,000	7,272
13	1475 Non-dwelling Equipment	71,000		71,000	41,739
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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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		FFY of Grant: FFY of Grant Approval: 2012	
PHA Name: Housing Authority of Bergen County	Grant Type and Number Capital Fund Program Grant No: NJ39P06750112 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
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)	558,380	449,207
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		Signature of Public Housing Director	
Date		Date	

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 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 II: Supporting Pages		Federal FFY of Grant: 2012						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39P06750112 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Amp1 - ER	Landscaping	1450		\$10,000		10,000	10,000	Complete
Amp1 - ER	Signage	1450		\$10,000		10,000	10,000	Complete
Amp2 - PP	Parking Lot Repairs	1450		\$40,000		40,000	40,000	Complete
Amp3 - Ram/Mah	Landscaping	1450		\$40,000		40,000	40,000	Complete
Amp3 - Ram/Mah	Fencing	1450		\$25,000		25,000	11,807	
Amp4 - Lyn	Landscaping	1450		\$10,000		10,000	10,000	Complete
Amp4 - Lyn	Signage	1450		\$10,000		10,000	5,360	
Amp5 - DU	Signage	1450		\$10,000		10,000	10,335	Complete
Amp1 - ER	Intercom	1460		\$34,800				
Amp1 - ER	Carpeting	1460		\$12,000		12,000	12,000	Complete
Amp2 - PP	Carpeting	1460		\$12,000		12,000	12,000	Complete
Amp3 - Ram/Mah	Carpeting	1460		\$12,066		12,066	12,067	Complete
Amp4 - Lyn	Carpeting	1460		\$9,000		9,000	9,000	Complete
Amp4 - Lyn	Lighting	1460		\$20,000		20,000	20,000	Complete
Amp5 - DU	Carpeting	1460		\$10,000		10,000	10,000	Complete
Amp5 - DU	Lighting	1460		\$10,000		10,000	9,848	

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part II: Supporting Pages		Federal FFY of Grant: 2012						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39P06750112 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Amp1 - ER	Appliances	1465		\$3,000		3,000	3,000	Complete
Amp2 - PP	Appliances	1465		\$2,000		2,000	2,000	Complete
Amp3 - Ram/Mah	Appliances	1465		\$2,000		2,000	2,000	Complete
Amp4 - Lyn	Appliances	1465		\$1,500		1,500	1,330	Complete
Amp5 - DU	Appliances	1465		\$1,500		1,500	2,036	Complete
Amp4 - Lyn	Common Carpet	1470		\$35,000		35,000	7,272	Carpet Ordered
Amp2 - PP	Compactor	1475		\$15,000		15,000	10,307	
Amp4 - Lyn	Generator	1475		\$56,000		56,000	31,432	

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

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2012	
PHA Name: Housing Authority of Bergen County						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
Amp1 - ER	2/13/2014		2/13/2016			
Amp2 - PP	2/13/2014		2/13/2016			
Amp3 - Ram/Mah	2/13/2014		2/13/2016			
Amp4 - Lyn	2/13/2014		2/13/2016			
Amp5 - DU	2/13/2014		2/13/2016			

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.

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

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Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Housing Authority of Bergen County						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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		FFY of Grant: 2013 FFY of Grant Approval:	
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675113 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
	Original	Obligated	
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	99,782	99,782
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	49,891	49,891
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	25,000	17,010
8	1440 Site Acquisition		
9	1450 Site Improvement	72,500	4,175
10	1460 Dwelling Structures	185,738	274,326
11	1465.1 Dwelling Equipment—Nonexpendable	43,000	31,737
12	1470 Non-dwelling Structures	9,000	0
13	1475 Non-dwelling Equipment	14,000	14,000
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2013	
PHA Name: Housing Authority of Bergen County		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: NJ39PO675113 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" 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 Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
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)	498,911	498,911
21	Amount of line 20 Related to LBP Activities		342,634
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		Signature of Public Housing Director	
Date		Date	

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Part II: Supporting Pages		Federal FFY of Grant: 2013						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675113						
Development Number Name/PHA-Wide Activities		CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Fees & Costs-A&E	1430		5,000	20,000	20,000	12,010	
AMP 2 PP	Fees & Costs-A&E	1430		5,000	0			
AMP 3 M/R	Fees & Costs-A&E	1430		5,000	0			
AMP 4 LY	Fees & Costs-A&E	1430		5,000	5,000	5,000	5,000	Completed
AMP 5 DU	Fees & Costs-A&E	1430		5,000	0			
AMP 1 ER	Site Improvemt-Landscaping/Parking Lot	1450		15,000	4,175	4,175	4,175	Completed
AMP 2 PP	Site Improvemt-Landscaping/Parking Lot	1450		10,000	0			
AMP 3 M/R	Site Improvemt-Landscaping/Parking Lot	1450		22,000	0			
AMP 4 LY	Site Improvemt-Landscaping/Parking Lot	1450		15,000	0			
AMP 5 DU	Site Improvemt-Landscaping/Parking Lot	1450		10,500	0			
AMP 1 ER	Carpeting & Bathroom Renovations	1460		26,000	24,685	24,685	27,659	Completed
AMP 1 ER	Weatherproofing windows & AC sleeves	1460		26,000	150,282	150,282	0	Contract Awarded
AMP 2 PP	Carpeting & Bathroom Renovations	1460		21,000	23,609	23,609	23,609	Completed
AMP 3 M/R	Carpeting & Bathroom Renovations	1460		58,738	31,666	31,666	31,666	Completed
AMP 4 LY	Carpeting	1460		22,000	12,144	12,144	12,144	Completed
AMP 5 DU	Carpeting	1460		32,000	31,940	31,940	31,490	Completed

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part II: Supporting Pages		Federal FFY of Grant: 2013						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675113 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Zonelines & Appliances	1465		17,000	18,792	18792	19,003	Completed
AMP 2 PP	Zonelines & Appliances	1465		5,000	2,088	2,088	2,088	Completed
AMP 3 M/R	Zonelines & Appliances	1465		3,000	7,298	7,298	7,298	Completed
AMP 4 LY	Zonelines & Appliances	1465		13,000	3,038	3,038	2,827	Completed
AMP 5 DU	Zonelines & Appliances	1465		5,000	521	521	521	Completed
AMP 2 PP	Recess Fire Sprinkler Heads	1470		9,000	0	0	0	Recessing not practical
AMP 2 PP	Replace Laundry Room Washers/Dryers	1475		7,000	7,000	7,000	5,932	Ordered
AMP 4 LY	Hot Water Storage tanks; 120 Gallon	1475		7,000	7,000	7,000	7,000	Completed

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2013
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 ER	09/08/2015		09/08/2017		
AMP 1 PP	09/08/2015		09/08/2017		
AMP 1 MR	09/08/2015		09/08/2017		
AMP 1 LY	09/08/2015		09/08/2017		
AMP 1 DU					

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.

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2013	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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.

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 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
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 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2014	
PHA Name: Housing Authority of Bergen County		Capital Fund Program Grant No: NJ39PO675114		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	94,027			0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	47,014			0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000		15,000	7,200
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000		10,000	0
10	1460 Dwelling Structures	244,000		35,385	24,375
11	1465.1 Dwelling Equipment--Nonexpendable	41,000		25,000	10,627
12	1470 Non-dwelling Structures	40,000		40,000	0
13	1475 Non-dwelling Equipment	53,000		35,000	203
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2014	
PHA Name: Housing Authority of Bergen County	Grant Type and Number Capital Fund Program Grant No: NJ39PO675114 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<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	Obligated
18a	1501 Collateralization or Debt Service paid by the PHIA		
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)	574,041	160,385
21	Amount of line 20 Related to LBP Activities		42,405
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		Signature of Public Housing Director	
Date		Date	

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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
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 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2014						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675114 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Fees & Costs-A&E	1430		5,000		5,000	1,500	
AMP 2 PP	Fees & Costs-A&E	1430		5,000				
AMP 3 M/R	Fees & Costs-A&E	1430		5,000				
AMP 4 LY	Fees & Costs-A&E	1430		5,000		5,000	5,700	
AMP 5 DU	Fees & Costs-A&E	1430		5,000		5,000		
AMP 1 ER	Site Improvement-Landscaping/Parking Lot	1450		5,000				
AMP 2 PP	Site Improvement-Landscaping/Parking Lot	1450		5,000				
AMP 3 M/R	Site Improvement-Landscaping/Parking Lot	1450		10,000		10,000	0	
AMP 4 LY	Site Improvement-Landscaping/Parking Lot	1450		5,000				
AMP 5 DU	Site Improvement-Landscaping/Parking Lot	1450		5,000				
AMP 1 ER	Carpeting & Bathroom Renovations	1460		47,000		10,385	5,081	
AMP 2 PP	Carpeting & Bathroom Renovations	1460		29,000		10,000	6,465	
AMP 3 M/R	Carpeting & Bathroom Renovations	1460		38,000		3,500	2,949	
AMP 4 LY	Carpeting	1460		25,000		11,500	9,881	
AMP 4 LY	Roof Replacement	1460		75,000				
AMP 5 DU	Carpeting & Bathroom Renovations	1460		30,000				

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
 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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Part II: Supporting Pages				Federal FFY of Grant: 2014				
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675114 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Zonelines & Appliances	1465		20,000		15,500	4,739	
AMP 2 PP	Zonelines & Appliances	1465		4,000		1,500	988	
AMP 3 M/R	Zonelines & Appliances	1465		8,000		5,000	1,954	
AMP 4 LY	Zonelines & Appliances	1465		4,000				
AMP 5 DU	Zonelines & Appliances	1465		5,000		3,000	2,946	
AMP 4 LY	Replace common area carpets & flooring	1470		40,000		40,000	0	Ordered
AMP 1 ER	Replace Community Room AC	1475		35,000		33,000	0	Ordered
AMP 2 PP	Replace Common area smoke detectors	1475		6,000				
AMP 4 LY	Hot Water Storage tanks; 120 Gallon	1475		7,000		2,000	203	
AMP 3 M/R	Upgrade CCTV System	1475		5,000				

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
 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
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Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2014	
PHA Name: Housing Authority of Bergen County					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 ER					
AMP 1 PP					
AMP 1 MR					
AMP 1 LY					
AMP 1 DU					

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.

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

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Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2014	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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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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 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: NJ39PO675115 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval:	
PHA Name: Housing Authority of Bergen County					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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 Revised ²	Obligated	Total Actual Cost ¹ Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	75,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	45,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	15,000	0	
8	1440 Site Acquisition				
9	1450 Site Improvement	38,000			
10	1460 Dwelling Structures	293,041	139,000	0	
11	1465.1 Dwelling Equipment—Nonexpendable	75,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	33,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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
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Part I: Summary		FFY of Grant: 2015	
PHA Name: Housing Authority of Bergen County	Grant Type and Number Capital Fund Program Grant No. NJ39PO675114 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<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	
Type of Grant		Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
Line	Summary by Development Account	Revised²	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
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)	574,041	154,000
21	Amount of line 20 Related to LBP Activities		0
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		Signature of Public Housing Director	
Date		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.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675114 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Fees & Costs-A&E	1430		15,000		15,000	0	
		1430						
		1430						
		1430						
		1430						
AMP 1 ER	Site Improvemt-Landscaping/Parking Lot	1450		5,000				
AMP 2 PP	Site Improvemt-Landscaping/Parking Lot	1450		5,000				
AMP 3 M/R	Site Improvemt-Landscaping/Parking Lot	1450		10,000				
AMP 4 LY	Site Improvemt-Landscaping/Parking Lot	1450		5,000				
AMP 5 DU	Site Improvemt-Landscaping/Parking Lot	1450		13,000				
AMP 1 ER	Carpeting & Bathroom Renovations	1460		30,000				
AMP 1 ER	Water Infiltration Remediation	1460		187,041		139,000	0	
AMP 2 PP	Carpeting & Bathroom Renovations	1460		18,000				
AMP 3 M/R	Carpeting & Bathroom Renovations	1460		20,000				
AMP 4 LY	Carpeting	1460		20,000				
AMP 5 DU	Carpeting & Bathroom Renovations	1460		18,000				

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.

Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675114 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Zonelines & Appliances	1465		15,000				
AMP 2 PP	Zonelines & Appliances	1465		10,000				
AMP 3 M/R	Zonelines & Appliances	1465		34,000				
AMP 4 LY	Zonelines & Appliances	1465		11,000				
AMP 5 DU	Zonelines & Appliances	1465		5,000				
AMP 4 LY	Replace common area carpets & flooring	1470		40,000				
AMP 2 PP	Replace Common area smoke detectors	1475		6,000				
AMP 4 LY	Hot Water Storage tanks; 120 Gallon	1475		7,000				
AMP 3 M/R	Upgrade CCTV System	1475		20,000				

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² To be completed for the Performance and Evaluation Report.

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 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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Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 ER					
AMP 1 PP					
AMP 1 MR					
AMP 1 LY					
AMP 1 DU					

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.

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 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		Grant Type and Number		FFY of Grant: 2016	
PHA Name: Housing Authority of Bergen County		Capital Fund Program Grant No: NJ39PO675116		FFY of Grant Approval:	
Date of CFPP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	75,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	57,142			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	118,000			
10	1460 Dwelling Structures	180,000			
11	1465.1 Dwelling Equipment—Nonexpendable	36,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	41,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.
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 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO675114 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Fees & Costs-A&E	1430		10,000				
AMP 2 PP	Fees & Costs-A&E	1430		10,000				
AMP 3 M/R	Fees & Costs-A&E	1430		20,000				
AMP 4 LY	Fees & Costs-A&E	1430		10,000				
AMP5 DU	Fees & Costs-A&E	1430		10,000				
AMP 1 ER	Site Improvement-Landscaping/Parking Lot	1450		16,000				
AMP 2 PP	Site Improvement-Landscaping/Parking Lot	1450		9,000				
AMP 3 M/R	Site Improvement-Landscaping/Playground	1450		78,000				
AMP 4 LY	Site Improvement-Landscaping/Parking Lot	1450		10,000				
AMP 5 DU	Site Improvement-Landscaping/Parking Lot	1450		5,000				
AMP 1 ER	Carpeting & Bathroom Renovations	1460		30,000				
AMP 2 PP	Carpeting & Bathroom Renovations	1460						
AMP 3 M/R	Carpeting & Bathroom Renovations	1460		56,000				
AMP 3 M/R	Replace Windows & Doors	1460		30,000				
AMP 4 LY	Carpeting	1460		32,000				
AMP5 DU	Carpeting & Bathroom Renovations	1460		14,000				
				18,000				

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHA Name: Housing Authority of Bergen County		Grant Type and Number Capital Fund Program Grant No: NJ39PO6750115 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 ER	Zonelines & Appliances	1465		15,000				
AMP 2 PP	Zonelines & Appliances	1465		5,000				
AMP 3 M/R	Zonelines & Appliances	1465		6,000				
AMP 4 LY	Zonelines & Appliances	1465		5,000				
AMP 5 DU	Zonelines & Appliances	1465		5,000				
AMP 1 ER	Replace Community Room HVAC	1475		35,000				
AMP 4 LY	Hot Water Storage tanks; 120 Gallon	1475		6,000				

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

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 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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Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2015
PHA Name: Housing Authority of Bergen County					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 ER					
AMP 1 PP					
AMP 1 MR					
AMP 1 LY					
AMP 1 DU					

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.

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Part III: Implementation Schedule for Capital Fund Financing Program					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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Capital Fund Program—Five-Year Action Plan

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

Part I: Summary		Locality (City/County & State)			Original 5-Year Plan			Revision No:
PHA Name/Number	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020			
A.	Name							
	NJ39P-067-001 Boil Sprg	\$ 82,000	\$ 88,000	\$ 148,000	\$ 122,000			
	NJ39P-067-002 High Vw	\$ 56,000	\$ 79,000	\$ 102,000	\$ 79,000			
	NJ39P-067-003 Ramsey	\$ 234,000	\$ 140,000	\$ 135,000	\$ 140,000			
	NJ39P-067-004 Lynd.	\$ 75,000	\$ 90,000	\$ 98,000	\$ 82,500			
	NJ39P-067-005 Dumont	\$ 51,000	\$ 103,000	\$ 109,500	\$ 108,500			
B.	Physical Improvements Subtotal							
C.	Management Improvements							
D.	PHA-Wide Non-dwelling Structures and Equipment Administration							
E.	Other	\$ 57,142	\$ 57,142	\$ 57,142	\$ 57,142		\$ 57,142	
F.	Operations	\$ 114,283	\$ 114,283	\$ 114,283	\$ 114,283		\$ 114,283	
H.	Demolition							
I.	Development							
J.	Capital Fund Financing—Debt Service							
K.	Total CFP Funds	\$574,425	\$601,425	\$571,425	\$ 553,425			
L.	Total Non-CFP Funds	\$ 88,000	\$70,000	\$ 193,000	\$ 150,000			
M.	Grand Total	\$ 662,425	\$ 671,425	\$ 764,425	\$ 703,425			

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Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part I: Summary (Continuation)

PHA Name/Number Development Number and Name	Work Statement for Year 1 FFY _____	Locality (City/county & State)		Original 5-Year Plan			Revision No: Work Statement for Year 5 FFY
		Work Statement for Year 2 FFY	Work Statement for Year 3 FFY	Work Statement for Year 4 FFY	Work Statement for Year 5 FFY		
	Annual Statement						

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

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

Work Statement for Year 1 FFY	Work Statement for Year FFY 2017			Work Statement for Year FFY 2018		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NJ39P-067-002 Boiling Springs Gardens			NJ39P-067-002 Boiling Springs		
Annual Statement	1430-Misc. A&E		10,000	1430-Misc. A&E		10,000
	1450-Landscaping & Parking Lot		5,000	1450-Landscaping & Parking Lot		17,000
	1460-Carpeting & Bathrooms		30,000	1460-Carpeting & Bathrooms		30,000
	1465-PTACs, Appliances & Smoke		17,000	1465-PTACs, Appliances & Smoke		15,000
	1450-Convert Site Lighting to LED		20,000	1430-Convert T12 - to T-8 throughout		16,000
	NJ39P-067-004 Highland View Apts			NJ39P-067-004 Highland View Apts		
	1430-Misc. A&E		5,000	1430-Misc. A&E		10,000
	1450-Landscaping & Parking Lot		10,000	1450-Landscaping & Parking Lot		9,000
	1460-Carpeting & Bathrooms		23,000	1460-Carpeting & Bathrooms		28,000
	1465-PTACs, Appliances & Smoke		5,000	1465-PTACs, Appliances & Smoke		5,000
	1450-Convert Site Lighting to LED		13,000	1460-Replacement of Generator		27,000
	NJ39P-067-005 Mahwah/Ramsey			NJ39P-067-005 Mahwah/Ramsey		
	1430-Misc. A&E		15,000	1430-Misc. A&E		20,000
	1450-Landscaping & Parking Lot		20,000	1450-Landscaping & Parking Lot		37,000
	1460-Carpeting & Bathrooms		30,000	1460-Carpeting & Bathrooms		30,000
	1465-PTACs, Appliances & Smoke		6,000	1465-PTACs, Appliances & Smoke		6,000
	1460-Replace Windows & Doors		118,000	1460-Replace Windows & Doors		19,000
	1430 -Boiler Replacement		28,000	1430-Boiler		28,000
	1450-Convert Site Lighting to LED.		29,000			
	Subtotal of Estimated Cost		\$ See Page 4	Subtotal of Estimated Cost		\$ See

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year FFY 2019		Work Statement for Year: FFY 2020	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	NJ39P-067-002 Boiling Springs Gardens 1430-Misc. A&E 1450-Landscaping & Parking Lot 1460-Carpeting & Bathrooms 1465-PTACs, Appliances & Smoke Detectors 1430-Upgrade to Intercom System	17,000 5,000 30,000 15,000 81,000	NJ39P-067-002 Boiling Springs Gardens 1430-Misc. A&E 1450-Landscaping & Parking Lot 1460-Carpeting & Bathrooms 1465-PTACs, Appliances & Smoke Detectors 1450-Upgrade to Sewer Lines	10,000 5,000 30,000 51,000 26,000
	NJ39P-067-004 Highland View Apts. 1430-Misc. A&E 1450-Landscaping & Parking Lot 1460-Carpeting & Bathrooms 1465-PTACs, Appliances & Smoke Detectors 1430-Upgrade to Intercom System	13,000 5,000 23,000 5,000 56,000	NJ39P-067-004 Highland View Apts. 1430-Misc. A&E 1450-Landscaping & Parking Lot 1460-Carpeting & Bathrooms 1465-PTACs, Appliances & Smoke Detectors 1430-Upgrade to Intercom System	13,000 5,000 25,000 42,000 0
	NJ39P-067-005 Mahwah/Ramsey 1430-Misc. A&E 1450-Landscaping & Parking Lot 1460-Carpeting & Bathrooms 1465-PTACs, Appliances & Smoke Detectors 1460-Replace Windows & Doors	18,000 10,000 30,000 6,000 43,000	NJ39P-067-005 Mahwah/Ramsey 1430-Misc. A&E 1450-Landscaping & Parking Lot 1460-Carpeting & Bathrooms 1465-PTACs, Appliances & Smoke Detectors 1460-Replace Windows & Doors	10,000 10,000 30,000 18,000 20,000
1430-Boiler Replacement		28,000		
	Subtotal of Estimated Cost	\$ See Page 6	Subtotal of Estimated Cost	\$ See Page 6

