

PHA Annual Plan for Fiscal Year 2023



**HOUSING AUTHORITY OF THE CITY OF LONG BRANCH
LONG BRANCH, NEW JERSEY**

Disclaimer: Due to the COVID-19 pandemic, these policies and procedures may vary, in accordance with the guidelines prescribed by the CDC, HUD, federal and New Jersey governments.

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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

Definitions.

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

A. PHA Information.																		
A.1	PHA Name: <u>Long Branch Housing Authority</u> PHA Code: <u>NJ008</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: <u>(07/1/2022)</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>449</u> Number of Housing Choice Vouchers (HCVs) <u>916</u> Total Combined Units/Vouchers <u>1365</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission																	
	<p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p style="text-align: center;"> Administration Building 2 Hope Lane Long Branch, NJ 07740 Kennedy Towers 36 Rockwell Avenue Long Branch, NJ 07740 Chester Arthur 111 Union Avenue Long Branch, NJ 07740 Hobart Manor James Street Long Branch, NJ 07740 John R. Lewis Commons 157 Garrett Drive Long Branch, NJ 07740 Gregory School Apartments 157 7th Avenue Long Branch, NJ 07740 </p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%;"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV					
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				PH	HCV													

	Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs
☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ **Financial Resources.**
☐ ☒ Rent Determination.
☐ ☒ Operation and Management.
☐ ☒ Grievance Procedures.
☐ ☒ Homeownership Programs.
☐ ☒ Community Service and Self-Sufficiency Programs.
☒ ☐ **Safety and Crime Prevention.**
☐ ☒ Pet Policy.
☒ ☐ **Asset Management.**
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

- See Exhibit B.1(a) – Financial Resources, page 6
- See Exhibit B.1(b) – Safety and Crime Prevention, page 8
- See Exhibit B.1(c) – Asset Management

(c) The PHA must submit its Deconcentration Policy for Field Office review. *Submission to be sent separately to Field Office.*

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☒ ☐ **Hope VI or Choice Neighborhoods.**
☒ ☐ **Mixed Finance Modernization or Development.**
☒ ☐ **Demolition and/or Disposition.**
☒ ☐ **Designated Housing for Elderly and/or Disabled Families.**
☒ ☐ **Conversion of Public Housing to Tenant-Based Assistance.**
☒ ☐ **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.**
☒ ☐ **Occupancy by Over-Income Families.**
☒ ☐ **Occupancy by Police Officers.**
☒ ☐ **Non-Smoking Policies.**
☒ ☐ **Project-Based Vouchers.**
☒ ☐ **Units with Approved Vacancies for Modernization.**
☒ ☐ **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).**

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval

	<p>under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See B.2(b)-A- Mixed Finance Modernization or Development, page 9</p> <p>See B.2(b)-B- Demolition and/or Disposition, page 10</p> <p>See B.2(b)-C Conversion of Public Housing to Tenant-Based Assistance, page 11</p> <p>See B.2(b)-D Conversion of Public Housing to Project-Based Assistance under RAD, page 12</p> <p>See B.2(b)-E Project-Based Vouchers, page 13</p> <p>See B.2(b)-F Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants), page 14</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Housing Authority of the City of Long Branch continues to move forward with recently submitted 5-Year Plan. The Authority continues to provide safe, decent affordable housing and the choice of housing through the HCV program. As well as partnering with entities to enhance housing opportunities and provide supports to our residents and clients.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The Housing Authority of the City of Long Branch plans to have a Physical Needs Assessment (PNA) study completed on all its housing stock to help facilitate a short-term and long-term capital improvement plan.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Annual PHA Plan HUD-50075-ST Exhibits

**B. Annual Plan Elements –
Describe the Activities
Exhibit B.1(a) Financial Resources**

Exhibit B.1(b)-A Financial Resources

Financial Resources

Financial Resources Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2022 grants)		
1. Public Housing Operating Fund	1,819,974	PH Operating
2. Public Housing Capital Fund	1,039,261	PH Capital Improvement
3. HOPE VI Revitalization		
4. HOPE VI Demolition		
5. Annual Contributions for Section 8 Tenant-Based Assistance	9,069,699	Voucher Assistance
6. Public Housing Drug Elimination Program (including any Technical Assistance funds)		
7. Resident Opportunity and Self-Sufficiency Grants	239,250	Tenant service
8. Community Development Block Grant		
9. HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Hope VI Revitalization		Mixed Finance Redevelopment
3. Public Housing Dwelling Rental Income	908,467	PH Operations
4. Other Income (list below)		
Interest Income	26,186	Operations
5. Non-federal sources (list below)		
Non-dwelling rental income	87,326	PH Operations
Management Service for Mix-Financed Projects	363,750	Operations
Total Resources	13,553,913	

B. Annual Plan Elements - Describe the Activities

Exhibit B.1(b) Safety and Crime Prevention

Exhibit B.1(b) Safety and Crime Prevention

Safety and Crime Prevention

The LBHA aims towards zero crime at its developments. Building a safe and responsible community is the key objective for the LBHA and the City of Long Branch. LBHA plans to upgrade the current camera system/software, which will cover a wider area and effectuate management surveillance of activities on LBHA properties. LBPd will have remote live access to LBHA's camera systems. LBHA intends to retain a roving security firm to patrol its properties and buildings.

In addition, LBHA provides security monitors on site from dusk to dawn at Kennedy Tower and Chester Author Tower.

Senior Towers:

All visitors entering the senior towers must be buzzed in by the resident they are visiting. The resident has the capability of speaking to the visitors by intercom or viewing them on their television. In addition, every visitor must sign in and present a picture identification to the security monitor before they can visit the resident. Upon leaving the building, visitors must sign out.

Family Housing Developments:

At each of the family housing developments managed by the LBHA, a closed-circuit camera system has been installed. The cameras are monitored by both LBHA Staff and the Long Branch Police Department.

LBHA has retained a security firm for weekends patrols at all sites, as needed.

B. Annual Plan Elements - Describe the Activities

Exhibit B.1(c)-Asset Management

Exhibit B.1(c) - Asset Management

Asset Management

The LBHA has determined based off a review that there is a need to adjust the Maintenance Fee Schedule for all properties within the portfolio.

Housing Authority of the City of Long Branch Schedule of Maintenance Fees

Effective 4/1/2022

It is the policy of the Housing Authority of the City of Long Branch (LBHA) not to charge for NORMAL wear and tear. However, the LBHA reserves the right in all cases to decide as to whether the replacement or repair is necessary due to wear or damages resulting from tenant abuse or neglect. The following charges apply to tenant damages or tenant caused conditions.

Note: That for major items, such as appliances & carpets, tenants will be charged for replacement only if it is deemed that the replacement is needed due to negligence or abuse by the tenant. In these cases, the replacement cost will be pro-rated based on the expected life of the item being replaces. As an example, carpets are deemed to have a 10-year life, if a carpet needs to be replaced after 5 years due to the abuse or neglect of the tenant the tenant would be charged 50% of the replacement costs.

As Item prices are subject to change, the LBHA has the right to adjust this fee schedule as deemed necessary.

1) All charges for work performed by outside contractors will be charged to the tenant for the full amount of the bill, plus the time accrued by the LBHA maintenance staff.

2) Charges for services and items not listed here will be billed according to time and materials used by the LBHA maintenance staff.

Grounds Charges:			
1	Removal of resident's property/garbage/recyclables		35.00
2	Bulk pick-up of property (from resident)		75.00

Labor Charges:

1	Labor & material cost for outside contractor		As Billed
2	Labor cost for all cancellations of night calls		25.00
3	Lockouts first 3 in a year (each)		25.00
	Lock-outs 4th through 8th in a year (each)		35.00
	Lock-outs After 8 in a year (each)		50.00

Schedule of Utility Charges (per Month):			
1	Washing Machines		12.00
2	Extra Refrigerators		12.00
3	Freezer		12.00
4	Microwave		12.00
5	Air Conditioner - Senior Sites Only		17.00
** \$17.00 a month for June, July and August, not to exceed \$51.00 for senior units.			

Carpentry Charges:			
1	Storm Door - safety glass/frame		As Billed
2	Storm Door - screen/frame		As Billed
3	Storm Door - hardware		As Billed
4	Storm Door - replacement		As Billed
5	Mailbox/Key		As Billed
6	Main window screen/frame		\$15.00
7	Main window frame/glass		As Billed
8	Double insulated window glass/frame		As Billed
9	Window Blinds (per blind)		\$15.00
10	Window/Door/trim & hardware		As Billed
11	Door jamb		As Billed
12	Entry door/storage door/hardware		As Billed
13	Entry door/hardware/window		As Billed

14	Rekeying & key copies		As Billed
15	Lock Replacement		As Billed
16	Medicine Cabinet/mirror		As Billed
17	Kitchen/Bath: cabinets/countertops		As Billed
18	Handrail/hardware		As Billed
19	Interior shelving		As Billed
20	Vinyl floor tile/wall base		As Billed
21	Soap/Toilet/toothbrush holders		As Billed
22	Toilet rack/grab bar		As Billed
23	Removal of resident's floor tile (per tile)		\$5.00

Plumbing Charges:			
1	Stoppage		\$50.00
2	Removal of toilet from floor (to unclog)		\$75.00
3	Toilet tank/seat		As Billed
4	Kitchen/bath sinks		As Billed
5	Kitchen/bath - faucets/parts		As Billed
6	Handicap shower heads		As Billed
7	Handicap shower seats		As Billed
8	Washing Machine pans		As Billed
9	Washing machine hot/cold water lines		As Billed
10	Dryer vent hookup		As Billed

Electrical and other Charges:			
1	Florescent/incandescent bulbs		As Billed
2	Interior/Exterior: light fixtures/covers		As Billed
3	GFI Outlet/cover		As Billed
4	Receptacles/fans/devices & covers		As Billed

5	Bathroom exhaust fans		As Billed
6	Kitchen rangehood/exhaust fans		As Billed
7	HVAC unit & thermostat		As Billed
8	Doorbells		As Billed
9	Range & Range parts		As Billed
10	Refrigerator & refrigerator parts		As Billed
11	Dishwasher & dishwasher parts		As Billed
12	Air conditioners (thru the wall)		As Billed
13	Re-install existing Smoke/Carbon Detector		\$75.00
14	Replacement of missing Smoke/Carbon Detector		As Billed
	(75.00 plus the cost of the unit replaced) (per detector)		
15	Repair/replacement of security system		As Billed

Vacant Units:			
1	Cleaning of range		\$100.00
2	Cleaning of rangehood		\$50.00
3	Cleaning of refrigerator		\$100.00
4	Cleaning of dishwasher		\$50.00
5	Cleaning of bathroom fans		\$10.00
6	Clean & kitchen & bathroom (each)		\$50.00
7	Clean & ceramic tile (bathroom)		\$50.00
8	Cleaning of carpet		As Billed
9	Repair/Replacement of LBHA carpet		As Billed
10	Removal of resident's property		\$175.00
11	Dump Fee for removal of resident's property		\$50.00

Painting Charges:			
1	Painting of Unit back to LBHA colors (per room)		\$80.00

2	Removal of resident's wallpaper (per room)		\$40.00
3	Removal of resident's property from walls (per room)		\$40.00
4	Repair/replacement of sheetrock/plaster work		As Billed

Any other item not specifically mentioned above, which is broken or damaged by a tenant's negligence will be charged at material(s) replacement cost and labor.

Prices are subject to charge and can be verified at time of the replacement or repair. Some charges are exclusive of labor costs.

My Signature below indicates that I have read, understand, and received a copy of the above information.

Resident Signature

Date

Property Manager's Signature

Date

B. Annual Plan Elements - Related Activities

B.2(b)-A- Mixed Finance Modernization or Development

B.2(b)-A- Mixed Finance Modernization or Development

Mixed Finance Modernization or Development

Mixed-Finance Activities to upgrade, build or modernize the public housing stock of the LBHA will be pursued, including but not limited to, application for all conventional, federal, local, state and affordable housing funding. Funding may include applications for CNI, RAD, PBV conversions, acquisitions, sales, and real estate swaps, as well as partnerships with private or other entities, for existing, rehab and new construction.

B. Annual Plan Elements - Related Activities

B.2(b)-B- Demolition and/or Disposition

B.2(b)-B- Demolition and/or Disposition

Demolition and/or Disposition

The LBHA may seek approval for the demolition of public housing units that are obsolete (Kennedy Tower 160 units and Hobart Manor 57 units), as to physical conditions, location, or other factors, making it unsuitable for housing purposes, if no reasonable program of modifications to the property is cost-effective. LBHA will seek to dispose of the Adam Bucky James Community Center, as it is a non-dwelling and non-income producing asset and acquire vacant land from the City of Long Branch on which to construct new affordable housing.

B. Annual Plan Elements - Describe the Activities
B.2(b)-C Conversion of Public Housing to
Tenant-Based Assistance

B.2(b)-C Conversion of Public Housing to Tenant-Based Assistance

Conversion of Public Housing to Tenant-Based Assistance

The LBHA will consider options to obtain capital for rehab/redevelop of its Senior AMPs— Hobart Manor, Chester Arthur and Kennedy Towers, the oldest buildings in stock. LBHA will also seek funding as needed for rehab and upgrades of other public housing properties, including, but not limited to RAD, LIHTC, FHLB, etc.

The LBHA will explore the possibility of securing funding from Federal, State, Local and private sources. In addition, the PHA will seek business partnership with private investors to secure funding for rehabilitation.

B. Annual Plan Elements -Describe the Activities
B.2(b)-D Conversion of Public Housing to
Project-Based Assistance under RAD

B.2(b)-D Conversion of Public Housing to Project-Based Assistance under RAD

Conversion of Public Housing to Project- Based Assistance under RAD

LBHA will examine its public housing units to determine if RAD conversion would be advantageous to the LBHA.

B. Annual Plan Elements -Describe the Activities

B.2(b)-E Project-Based Vouchers

B.2(b)-E Project-Based Vouchers.

Project-Based Vouchers

In the event of new development, LBHA may seek additional or gap-funding through project-based vouchers (PBV).

B. Annual Plan Elements -Describe the Activities
B.2(b)-F Other Capital Grant Programs
(i.e., Capital Fund Community Facilities Grants or
Emergency Safety and Security Grants)

**B.2(b)-F Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or
Emergency Safety and Security Grants)**

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

LBHA plans to repair the facade at Kennedy Tower, rehab bathrooms at Chester Arthur, install new storm doors at Hobart Manor, and correct any required lead-based paint mitigation.

LBHA must assess the physical condition of its older housing stock. A physical needs assessment (PNA) of these buildings will be solicited, as the senior buildings are nearing obsolescence.

B.3 Civil Rights Certification
Exhibit B.3 Civil Rights Certification and
Certifications of Compliance with PHA Plans and
Regulations

B.3 Civil Rights Certification and Certifications of Compliance with PHA Plans and Regulations

Certifications of Compliance with PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or XX Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7/1/2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);
 - 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
 - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. 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.
12. 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. 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.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Long Branch

PHA Name

NJ008

PHA Number/HA Code

XXX Annual PHA Plan for Fiscal Year 2022

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

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 Executive Director

GLORIA J. WRIGHT

Signature

Date

Name Board Chairman

DONALD COLVIN

Signature

Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**B.4 Most Recent Fiscal Year Audit
Exhibit B.4 Housing Authority of the
City of Long Branch
Schedule of Findings and Questioned Cost
Year Ended June 30, 2020**

B.4 Most Recent Fiscal Year Audit

HOUSING AUTHORITY OF THE CITY OF LONG BRANCH Schedule of Findings and Questioned Cost Year Ended June 30, 2020

Prior Audit Findings

None reported

Summary of Auditor's Results

Financial Statements

Type of Auditor's Report Issued:

Unmodified

Internal Control over Financial Reporting:

Material Weakness (es) Identified?

_____ yes X no

Significant Deficiency(ies) identified that are
considered to be material weakness(es)?

_____ yes X none reported

Noncompliance Material to Financial Statements Noted?

_____ yes X no

Federal Awards

Internal Control over Major Programs:

Material Weakness (es) Identified?

_____ yes X no

Significant Deficiency(ies) identified that are
considered to be material weakness(es)?

_____ yes X none reported

Type of audit report issued on compliance for
major programs:

Unmodified

Any audit findings disclosed that are required to be
reported in accordance with section Title 2 U.S. Code of Federal Regulation
Part 200, Uniform Administrative Requirements,

_____ yes X no

Identification of Major Programs

CFDA#	Name of Federal Program	Amount
14.871	Section 8 Housing Choice Vouchers	\$ 9,500,832

Dollar threshold used to Distinguish between Type A and Type B Programs

\$ 750,000

Auditee qualified as a low-risk auditee

X yes _____ no

FINDINGS – FINANCIAL STATEMENT AUDIT

None reported

FINDINGS AND QUESTIONED COST – MAJOR FEDERAL AWARD PROGRAM AUDIT

None reported

B.5 Progress Report
Exhibit B.5 Description of the PHA's progress in meeting its
Mission and Goals described in the PHA 5-Year and Annual Plan

B.5 Progress Report

LBHA progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan is as follows:

The Housing Authority of the City of Long Branch continues to move forward with recently submitted 5-Year Plan. The Authority continues to provide safe, decent affordable housing and the choice of housing through the HCV program. As well as partnering with entities to enhance housing opportunities and provide supports to our residents and clients.

B.6 Resident Advisory Board (RAB)/Tenant Association Comments
Exhibit B.6 Resident Advisory Board (RAB)/Tenant
Association Comments and Related Documentation

LBHA 2022 AGENCY PLAN	
Comment from Tenant	
Date	
LBHA Response	
Date	

B.6 Resident Advisory Board (RAB)/Tenant Association Sign In Sheet

B.6 Resident Advisory Board (RAB)/Tenant Association Comments Comments on the 2022 Annual Plan for the LBHA Notice of Public Hearing on



HOUSING AUTHORITY OF THE CITY OF LONG BRANCH

PUBLIC NOTICE

The Housing Authority of the City of Long Branch's FY2022-2023 PHA Annual Plan will be available for 45-day public review, beginning February 2, 2022, through March 19, 2022. During this period the plan can be reviewed at the following LBHA offices in Long Branch, NJ: Administrative Office, 2 Hope Lane, Kennedy Tower, 36 Rockwell Avenue; Chester Arthur, 111 Union Avenue; Hobart Manor, 58 James Street; and at www.lbhousing.org.

Any comments on the plan must be submitted in writing and can be hand-delivered or mailed/postmarked by 4:30PM on March 19, 2022, to the attention of Malcom A. Isler, Annual Plan Coordinator, at 2 Hope Lane, Long Branch, NJ 07740 or misler@lbhousing.org.

A public hearing of the Board of Commissioners to accept the final plan will be held on Monday, March 21, 2022, at 5:00PM at 2 Hope Lane, Long Branch, NJ.

GLORIA J. WRIGHT
Executive Director



LBHA Staff, Resident Advisory Board (RAB)/Tenant Association Comments –

Annual Plan 2022

Date:

Sign In

Name Print

Signature

No Public Comment

[illegible][illegible]

B.7 Certification by State or Local Officials
Exhibit B.7 Certification by State or
Local Officials of
PHA Plans Consistency with the Consolidated Plan

B.7 Certification by State or Local Officials

**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 3/31/2024

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

I, JACOB JONES, the Director of Community & Economic Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year 2022-
2023 of the Housing Authority of the City of Long Branch is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing
Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Long Branch, NJ
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State
Consolidated Plan.

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:

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Exhibit C.1
C. Capital Improvements
Capital Improvements – Five-Year Action Plan

C.1 Capital Improvements – Five-Year Action Plan

C.1 Capital Improvements – Annual Statement/Performance and Evaluation Reports

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. 2577-0157
Expires 11/30/2023

"Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name Housing Authority of the City of Long Branch	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ39P00850118	FFY of Grant: FFY of Grant Approval: 2018
---------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	---------------	-------------------------------------------------

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending:

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	218,000.00	298,260.00	298,260.00	298,260.00
3	1408 Management Improvements	131,390.00	212,000.00	212,000.00	211,981.38
4	1410 Administration (may not exceed 10% of line 15)	109,493.00	109,493.00	109,493.00	109,493.00
5	1480 General Capital Activity	441,319.64	711,819.64	711,819.64	250,341.46
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA	159,728.36	159,728.36	159,728.36	159,728.36
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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.

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. 2577-0157
Expires 11/30/2023

Part I: Summary					
PHA Name: Housing Authority of the City of Long Branch		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		NJ39P00850118 FFY of Grant: FFY of Grant Approval: 2018	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <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 Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	1,059,931.00	1,491,301.00	1,491,301.00	1,029,804.20
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director Date	

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

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.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Long Branch		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:		NJ39P00850118 Federal FFY of Grant: 2018				
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	
PHA - Wide	Operations	1406		218,000.00	298,260.00	298,260.00	298,260.00	Complete
PHA - Wide	Management Improvements	1408		131,390.00	212,000.00	212,000.00	211,981.38	Complete
PHA - Wide	Administration	1410		109,493.00	109,493.00	109,493.00	109,493.00	Complete
PHA - Wide	Annual Audit	1480		2,500.00	2,500.00	2,500.00	2,500.00	Complete
PHA - Wide	Fees & Costs	1480		40,000.00	40,000.00	40,000.00	12,970.00	In Progress
AMP 6 & 7	Parking Lot Paving	1480		35,000.00	75,000.00	75,000.00	11,852.00	In Progress
AMP 6	Handrail Replacement	1480		20,000.00	20,000.00	20,000.00	0	In Progress
AMP 6	Dumpster Enclosure	1480		20,000.00	20,000.00	20,000.00	0	In Progress
AMP 6 & 7	Vacant Unit Turnover	1480		41827.64	45271.64	45,271.64	40,579.64	In Progress
AMP 7	Bathroom Upgrades	1480		181,992.00	225,000.00	225,000.00	11,941.23	In Progress
AMP 6	Boiler Upgrade	1480			35,000.00	35,000.00	25,586.89	In Progress
PHA Wide	Security Upgrades	1480		0	100,000.00	100,000.00	38,059.50	In Progress
PHA - Wide	Dwelling Equipment (appliances)	1480		40,000.00	49,048.00	49,048.00	11,852.00	In Progress
PHA Wide	Non Dwelling Equip.	1480		55,000.00	55,000.00	55,000.00	55,000.00	Complete
PHA Wide	Collateralization/Debt Service	1501		159,728.36	159,728.36	159,728.36	159,728.36	Complete
PHA Wide	CCTV Upgrades	1480		40,000.00	40,000.00	40,000.00	40,000.00	Complete

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
 OMB No. 2577-0157
 Expires 11/30/2023

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PHA Name Housing Authority of the City of Long Branch	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ39P00850119	FFY of Grant: FFY of Grant Approval: 2019
-----------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	---------------	-------------------------------------------------

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending: ☒ Revised Annual Statement (revision no: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	179,000.00		179,000.00	0.00
3	1408 Management Improvements	109,500.00		109,500.00	0.00
4	1410 Administration (may not exceed 10% of line 15)	109,500.00		109,500.00	0.00
5	1480 General Capital Activity	703,441.05		703,441.05	0.00
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA	164,167.95		164,167.95	164,167.95
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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.

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. 2577-0157
Expires 11/30/2023

Part I: Summary					
PHA Name: Housing Authority of the City of Long Branch		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2018	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <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 Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	1,265,609		1,265,609.00	164,167.95
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date	Signature of Public Housing Director		Date

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Long Branch		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			NJ39P00850119 — 2018			
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
PHA - Wide	Operations	1406			179,000.00	179,000.00	179,000.00	0
PHA - Wide	Management Improvements	1408			109,500.00	109,500.00	109,500.00	0
PHA - Wide	Administration Payroll	1410			109,500.00	109,500.00	109,500.00	0
PHA - Wide	Audit Fees	1480			2,500.00	2,500.00	2,500.00	0
AMP 7	Fees & Costs (GPNA)	1480			30,000.00	30,000.00	30,000.00	0
AMP 6	Redevelopment Planning	1480			10,000.00	10,000.00	10,000.00	0
AMPS 6 & 7	Site Impr. Restripping Parking Lots	1480			10,000.00	10,000.00	10,000.00	0
AMPS 6 & 7	Vacant Unit Turnover	1480			26,633.05	26,633.05	26,633.05	0
AMP 7	Facade Resoration	1480			150,000.00	150,000.00	150,000.00	0
AMP 7	Heating Boiler Replacement	1480			200,000.00	200,000.00	200,000.00	0
PHA - Wide	CCTV Upgrades	1480			200,000.00	200,000.00	200,000.00	0
AMPs 6 & 7	Dwelling Equipment (Appliances)	1480			40,000.00	40,000.00	40,000.00	0
PHA - Wide	Collateralization/Debt Service	1501			164,167.95	164,167.95	164,167.95	164,167.95

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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

PHA Name Housing Authority of the City of Long Branch	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	NJ39P00850119	FFY of Grant: FFY of Grant Approval: 2019
--------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	---------------	-------------------------------------------------

☒ Revised Annual Statement (revision no: _____)

☐ Final Performance and Evaluation Report

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

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. 2577-0157
Expires 11/30/2023

Part I: Summary					
PHA Name: Housing Authority of the City of Long Branch		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2018	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <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 Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	1,039,261.00		163,042.95	163,042.95
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date	Signature of Public Housing Director		Date

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

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.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Long Branch		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: NJ39P00850119			Federal FFY of Grant: 2018			
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	
PHA - Wide	Operations	1406		179,000.00		179,000.00		In Progress
PHA - Wide	Management Improvements	1408		109,500.00		109,500.00		In Progress
PHA - Wide	Administration	1410		109,500.00		109,500.00		In Progress
PHA - Wide	Annual Audit	1480		2,500.00		2,500.00		In Progress
PHA - Wide	Fees & Costs	1480		30,000.00		0		
Amp 6 & 7	Parking LOT Sealing	1480		10,000.00		0		
AMP 7	Facade Resoration	1480		150,000.00		0		
AMP 6 & 7	Vacant Unit Turnover	1480		60,941.05		0		
AMP 7	Entrance Security	1480		65,777.00		0		
PHA - Wide	Dwelling Wquipment	1480		40,000.00		0		
PHA Wide	Redevelopment Planning	1480		119,000.00		0		In Progress
PHA - Wide	Collateralization/Debt Service	1480		163,042.95		163,042.95	163,042.95	Complete

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.