

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
--	---	--

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>Housing Authority of the City of New Brunswick</u> PHA Code: <u>NJ022</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> PHA Inventory: (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>285</u> Number of Housing Choice Vouchers (HCVs) <u>1,025</u> Total Combined Units/Vouchers <u>1,310</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission 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. <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																																			
	<table border="1"> <thead> <tr> <th data-bbox="1421 1459 1487 1543" rowspan="2">Participating PHAs</th><th data-bbox="1487 1459 1487 1543" rowspan="2">PHA Code</th><th data-bbox="1487 1459 1487 1543" rowspan="2">Program(s) in the Consortia</th><th data-bbox="1487 1459 1487 1543" rowspan="2">Program(s) not in the Consortia</th><th colspan="2" data-bbox="1487 1459 1487 1543">No. of Units in Each Program</th></tr> <tr> <th data-bbox="1487 1543 1487 1627">PH</th><th data-bbox="1487 1543 1487 1627">HCV</th></tr> </thead> <tbody> <tr> <td data-bbox="1421 1543 1487 1627">Lead PHA:</td><td data-bbox="1487 1543 1487 1627"></td><td data-bbox="1487 1543 1487 1627"></td><td data-bbox="1487 1543 1487 1627"></td><td data-bbox="1487 1543 1487 1627"></td><td data-bbox="1487 1543 1487 1627"></td></tr> <tr> <td data-bbox="1421 1627 1487 1711"></td><td data-bbox="1487 1627 1487 1711"></td><td data-bbox="1487 1627 1487 1711"></td><td data-bbox="1487 1627 1487 1711"></td><td data-bbox="1487 1627 1487 1711"></td><td data-bbox="1487 1627 1487 1711"></td></tr> <tr> <td data-bbox="1421 1711 1487 1795"></td><td data-bbox="1487 1711 1487 1795"></td><td data-bbox="1487 1711 1487 1795"></td><td data-bbox="1487 1711 1487 1795"></td><td data-bbox="1487 1711 1487 1795"></td><td data-bbox="1487 1711 1487 1795"></td></tr> <tr> <td data-bbox="1421 1795 1487 1879"></td><td data-bbox="1487 1795 1487 1879"></td><td data-bbox="1487 1795 1487 1879"></td><td data-bbox="1487 1795 1487 1879"></td><td data-bbox="1487 1795 1487 1879"></td><td data-bbox="1487 1795 1487 1879"></td></tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																						
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																																
				PH	HCV																															
Lead PHA:																																				

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. 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><u>MIXED FINANCE/MODERNIZATION OR DEVELOPMENT</u></p> <p>In FY 2024, NBHA will continue an ambitious development and preservation initiative to revitalize and/or preserve affordability of the existing housing portfolio and to expand the availability of affordable housing units throughout the City. NBHA will continue to collaborate with and may designate additional, qualified development partners and sites selected in accordance with NBHA Board-approved procedures. In these efforts, NBHA utilizes all available and appropriate funding/financing tools and strategies including Low</p>

Income Housing Tax Credits (LIHTC), Mixed Finance Development, Rental Assistance Demonstration (RAD) conversions, HUD Section 18 Dispositions, Project Based Vouchers (PBV), Community Development Block Grant, FEMA and other sources.

NBHA will evaluate and pursue where feasible the acquisition or development of public housing units (potentially utilizing “Faircloth to RAD” authority as discussed below in the “Rental Assistance Demonstration Program” narrative) as part of the overall development initiative. All development activities require review and approval by the NBHA Board of Commissioners and are subject to HUD and/or other regulatory review and approval.

Affordable housing preservation projects and development projects in the planning or development phases undertaken by NBHA and/or its development partners are summarized on the following chart, which may be modified during the fiscal year based on evolving needs and funding, subject to the approval of the Board of Commissioners. Timetables, unit configurations and other program elements are preliminary and subject to change.

NBHA Preservation and Development Projects

Project Name/Location	Description	Type	Estimated Units	Estimated Timetable
Hildebrand Commons	High rise building	New construction	66	2024/2025
Schwartz Homes	Multi-phase building	New construction	2000	2026-2036

Hildebrand Commons.

Hildebrand Commons will be a new construction multifamily development located at 75 Neilson Street in New Brunswick, Middlesex County, New Jersey. The building will consist of 66 affordable units with an elderly preference. Also included in the development is a community room/laundry room/lobby and is presumed to be a single phase.

Schwartz Homes.

Schwartz Homes, currently comprising 239 units on a 14-acre site, is slated for transformation into a vibrant mixed-income housing community under the proposed plan. The project aims to expand significantly, introducing approximately 2,000 units that cater to a diverse range of income levels. Emphasizing connectivity and accessibility, the redevelopment plans include provisions for enhanced transit options and access to various community amenities. This ambitious initiative seeks to revitalize the area, fostering a dynamic neighborhood that meets the housing needs of a broader demographic while enhancing overall livability and sustainability.

DEMOLITION AND/OR DISPOSITION

Section 18 refers to the regulations and process through which HUD authorizes Housing Authorities to dispose of and/or demolish public housing units. Disposition and/or demolition is oftentimes part of an overall strategy to redevelop or replace public housing units. The table below identifies public housing developments, or portions thereof, for which NBHA intends to apply, or has already applied, for demolition or disposition approval under Section 18. Due to changes related to HUD application submission or

processing, construction and/or other timetables, the information on this table may appear in prior or future plans:

NBHA Demo/Dispo Activities

Development Name	Type	Affected Units	Unit Sizes	Status/Timetable
Scwartz Hms	Demolition and Disposition	259	31-1BR units 153- 2BR units 66-3BR units 49-4BR units	2024/2025

HHA plans to undertake the following Section 18 demolition/disposition related activities in FY 2024:

NBHA is planning on submitting a Section 18 demolition/disposition application for Schwartz Homes (NJ022000001). Schwartz Homes.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

In FY 2024, NBHA will continue and expand initiatives to ensure the long-term preservation of affordable housing by converting public housing developments to project-based assistance pursuant to HUD's Rental Assistance Demonstration (RAD) program. Through RAD conversion, NBHA can access additional private and/or other capital resources if needed to revitalize, redevelop and/or address capital needs while ensuring that existing residents right to return to the converted projects and other resident rights are protected.

In addition to converting existing public housing to project-based assistance, NBHA intends to expand affordable housing opportunities as feasible utilizing the "Faircloth to RAD" program established by HUD. "Faircloth authority" refers to a cap that Congress established in 1998 on the number of public housing units that the federal government would support. NBHA currently has available Faircloth units for which HUD can provide rental assistance provided that HHA can finance the acquisition or initial construction costs.

RAD conversion allows NBHA to transition from the current public housing funding platform to either the Project Based Voucher (PBV) or Project Based Rental Assistance (PBRA) program, which are generally more stable, predictable and sustainable funding sources. To date, and for the developments noted herein, NBHA has elected to convert to the PBV program. NBHA or its affiliates will continue to own each converted property, and the PBV program Housing Assistance Payments Contracts will be administered by NBHA.

In converting public housing developments, NBHA may utilize a blend of RAD program authority and Section 18 disposition authority to the extent allowable under the HUD RAD Notice, HUD PIH Notice 2018-04 and/or successor notices or other relevant HUD regulations and guidance.

To date, NBHA has successfully converted the following public housing sites to PBV under the RAD program:

Hope Manor
Riverside Complex B

NBHA may convert Providence Square Urban Renewal, NJ022000004, a 26 unit building.

BHA has no plans to convert the two remaining AMPS to a mandatory or voluntary conversion program.

Faircloth to Rental Assistance Demonstration Program

NBHA intends to activate 48 Faircloth units for the Hildebrand Commons project. Hildebrand Common will be a new construction multifamily development located at 75 Neilson Street in New Brunswick, Middlesex County, New Jersey. The building will consist of 66 affordable units with an elderly preference. Also included in the development is a community room/laundry room/lobby and is presumed to be a single phase.

NBHA also intends to use any remaining Faircloth unit authority to further affordable housing as part of their redevelopment of Schwartz homes. Schwartz Homes, currently comprising 239 units on a 14-acre site, is slated for transformation into a vibrant mixed-income housing community under the proposed plan. The project aims to expand significantly, introducing approximately 2,000 units that cater to a diverse range of income levels. Emphasizing connectivity and accessibility, the redevelopment plans include provisions for enhanced transit options and access to various community amenities. This ambitious initiative seeks to revitalize the area, fostering a dynamic neighborhood that meets the housing needs of a broader demographic while enhancing overall livability and sustainability.

PROJECT BASED VOUCHERS:

The Housing Authority of the City of New Brunswick operates a Project-Based Voucher (PBV) program in accordance with HUD regulations and its policies as defined in the HCV Administrative Plan.

The Housing Authority of the City of New Brunswick intends to commit up to 100 of its Housing Choice Vouchers to be utilized as Project Based Vouchers to attract new development, preservation or acquisition of existing affordable housing in New Brunswick. The Housing Authority of the City of New Brunswick may project-base an additional 10 percent of its authorized ACC units above the 20 percent program limit. The Housing Authority of the City of New Brunswick plans to issue an RFP for Project Based Vouchers.

By using PBVs, the Housing Authority of the City of New Brunswick will accomplish the following, and is consistent with the PHA Plan:

- attract new low-income Affordable Housing units to the city;
- infill vacant land within the city;
- provide resident services to the residents to assist the families with human services such as aftercare programs for youth, learning programs, and job training programs; and
- developments will add much needed jobs to the community in building the developments and the management of the properties once the construction has been completed.

NBHA operates a Project-Based Voucher (PBV) program in accordance with HUD regulations NBHA policies as defined in the HCV Administrative Plan.

NBHA may convert Providence Square Urban Renewal, NJ022000004, to RAD and issue a RAD PBV contract for this 26-unit building.

Hildebrand Commons will have 48 units Faircloth to RAD units, 43 1-bedroom units and 5 two- bedroom units. As part of planned Faircloth to RAD conversions, NBHA projects that it will enter into PBV Housing Assistance Payments (HAP) contracts in FY 2024 or beyond for additional public housing developments including, but not limited to Hildebrand Commons and to support the Schwartz redevelopment.

	<p>In addition to supporting RAD conversions, NBHA may periodically issues Requests for Proposals (RFP) or other solicitations for PBV developments. NBHA encourages the development of new housing units and/or the rehabilitation of existing housing to increase the supply of affordable accessible housing for this particular population. Current criteria for a development to be awarded PBVs are listed below.</p> <p>NBHA may modify this criterion at its discretion when issuing RFPs for PBV developments:</p> <ul style="list-style-type: none"> • Have planned and documented a high-quality supportive services program that is results/outcomes oriented and responsive to projected needs of the resident population including both adults and youth. • For new construction or rehabilitated housing, the project must have a comprehensive and realistic construction and permanent financing budget prepared with construction and permanent funding firmly committed including documentation from all funding sources. • The project must demonstrate that the applicant has either directly or through its team assembled all the personnel, skills and other resources needed to complete the development project described in the proposal. • The proposal should demonstrate that the project incorporates good design, especially utilizing “green,” environmentally sustainable building principles. • The development serves targeted populations such as Chronic Homeless or Veterans Affairs Supportive Housing. • The development is in a census tract that is in a high opportunity area, or an area designated as a revitalization area by the City of New Brunswick.
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</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>
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.	<p>Other Document and/or Certification Requirements.</p>
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 checked="" type="checkbox"/></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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>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.
C.4	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. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <div style="border: 1px solid black; padding: 5px;"> Fair Housing Goal: </div>

Describe fair housing strategies and actions to achieve the goal

BHA in coordination with the City of New Brunswick's Consolidated Plan around fair housing strategies and actions, includes the adoption of a new Master Plan on May 16, 2022 and is anticipating amending its zoning code with the plan's recommendations to enable further development that will make natural and subsidized affordable housing more available. The City also often uses tax benefits to support affordable housing projects in the City. Other actions include amending zoning code to allow for more housing production as well as maintain and expand zoning policies and housing development at moderate and high densities to reduce per unit costs and encourage the construction of affordable housing.

To affirmatively further fair housing in the City of New Brunswick, the City will provide the Puerto Rican Action Board-Housing Coalition Unit (HUD certified fair housing counseling agency) with a grant of \$15,000 per year for the provision of housing counseling services. Services were broken down into the following categories - Housing Rights/Fair Housing, Homeownership Counseling, and General Information and Referral Counseling.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

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

B. Plan Elements. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR §903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

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

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

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and 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. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

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

☐ **Asset Management.** State 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. (24 CFR §903.7(q))

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

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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

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

☐ **HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

☒ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☒ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☒ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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; 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

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

☒ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21 and Notice PIH-2017-03](#). (24 CFR §903.7(e))

☒ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

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

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

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

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. 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* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own 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 maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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.

B1. DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATION”

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, NBHA has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes that meet such criteria, NBHA will submit for HUD’s approval, a revised Plan(s) that meets full public process requirements including Resident Advisory Board review and consultation.

NBHA’s criteria, as defined below, is applicable to all CFP components including: Capital Fund grants; Disaster Grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

(i) Criteria for defining “Substantial Deviation” from the 5-Year Plan:

- A major change in the direction of NBHA pertaining to its mission and goals would constitute a “substantial deviation” from the Agency’s 5-Year Plan.
- Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not otherwise further NBHA’s stated mission and goals as articulated in the 5-Year Plan.

(ii) Criteria for defining “Significant Amendment or Modification” to the 5-Year and Annual PHA Plans:

- Changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Changes to rent, admission policies, or organization of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-Year Plans.

(iii) Criteria for defining “Significant Amendment or Modification” to the Capital Fund Program (CFP) 5-Year Action Plan:

- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.
- Additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$3 million.

(iv) Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.

B.1 STATEMENT OF HOUSING NEEDS AND STRATEGY FOR ADDRESSING 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.

Voucher Program Waiting List

As of July 15, 2024, the New Brunswick Housing Authority has 7,374 applicants on its HCV waiting list. Of these applicants, 76 are families with children, 1,276 are disabled families, 656 are elderly families (62 and older); 1176 are extremely low-income and 6198 are very low-income (15.95 % ELI; 84.05 % VLI). Of the applicants who have self-identified, 0.01 % are Native American, 0 % are Asian American, 0.73 % are African American, and 0.11 % are Caucasian American. 99.15 % did not self-identify. Of the applicants who self-identified, 22.48 % are of Hispanic ethnicity.

Our waiting list has continually remained closed since July 2020. For families claiming residency preference, the average wait for assistance is has been 4 to 5 years.

It is anticipated that a minimum of 100-150 applicant families will be selected from the waiting list in the upcoming year.

Public Housing Program Waiting List

As of July 15, 2024, the New Brunswick Housing Authority has 1,157 applicants on its Public Housing waiting list. Of these applicants, 1,116 are families with children, 199 are disabled families, 92 are elderly families (62 and older); 173 are extremely low-income and 984 are very low-income (14.95 % ELI; 85.05 % VLI). Of the applicants who have self-identified, 0 % are Native American, 0 % are Asian American, 2.81 % are African American, and 0 % are Caucasian American. 72 % did not self-identify. Of the applicants who self-identified, 25.76 % are of Hispanic ethnicity.

Our waiting list has continually remained closed since July 2020. For families claiming the residency preference, the average wait for assistance has been 4 to 5 years

It is anticipated that a minimum of 20 applicant families will be selected from the waiting list in the upcoming year.

DECONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS SR POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS

Existing policies governing Deconcentration, Eligibility, Selection, and Admissions have not been revised since the time of last Plan submission.

The NBHA is not subject to deconcentration and income mixing requirements as described in 24 CFR 903.2(b)(2) because its portfolio does not include any “covered developments.” Developments not subject to deconcentration includes - Providence Square Housing Urban Renewal (NJ022000004), which is a public development only housing elderly persons or persons with disabilities, or both. This leaves only one general occupancy, family public housing development Schwartz HMS (NJ022000001).

Deconcentration Policy

“It is the NBHA goal to select sites for PBV housing that provide for deconcentrating poverty and expanding housing and economic opportunities. In complying with this goal the NBHA will limit approval of sites for PBV housing in census tracts that have poverty concentrations of 20 percent or less.

However, the NBHA will grant exceptions to the 20 percent standard where the NBHA determines that the PBV assistance will complement other local redevelopment activities designed to deconcentrate poverty and expand housing and economic opportunities in census tracts with poverty concentrations greater than 20 percent, such as sites in:

A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;

A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;

A census tract in which the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;

A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;

A census tract where there has been an overall decline in the poverty rate within the past five years; or a census tract where there are meaningful opportunities for educational and economic advancement.”

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.

The New Brunswick Housing Authority will utilize the following strategies and resources to address the housing needs of our community:

- Maximize lease-up rates and monitor per unit cost trends in order to serve the maximum number of individuals and families;
- Continue to promote and maintain a positive image of the Housing Choice Voucher program in our community in order to encourage landlord participation;

- Continue to develop strong partnerships with other agencies that offer supportive services to low-income families;
- Continue to maintain and provide a current listing of available rentals within our community, accessible in our office and online at our website;
- Continue to maintain and provide a directory of local resources and services available to low-income families and individuals in our community;
- Continue to provide maps of the local community to assist families in locating available rental units;
- Continue to provide literature and publications which assist members of the public in understanding the rights and responsibilities of both tenants and landlords.

The low vacancy rate for affordable housing becomes a challenge when helping families with HCV secure quality housing in desired areas. Due to the lack of inventory for affordable housing in New Brunswick, there is not enough affordable housing for families and individuals to lease up their vouchers. The NBHA continues to see more families doubling up, because they cannot pay the private market rents, which are frequently above the Fair Market Rents (FMR).

Possible Strategies for Addressing Housing Needs	Indicates Adopted Strategies	Reason for employing Strategies
Maximize the number of affordable housing units available to the PHA within its current resources	x	Ensure that housing is accessible and free of health hazards
Increase the number of affordable housing units	x	Decrease homelessness and number of families needing affordable housing
Target available assistance to families at or below 30% of AMI	x	The PH waiting list is 94% applicants at or below 30% of AMI
Target available assistance to families at or below 50% of AMI	x	
Target available assistance to elderly	x	Ensure that one of the most vulnerable populations have stable housing
Target available assistance to families with disabilities	x	The CoC Homeless Program targets housing for disabled homeless families
Increase awareness of PHA resources among families and ethnicities with disproportionate needs	x	Inform more LEP families of housing resources

THE FOLLOWING ACIL SUPPORT THE STRATEGIES FOR ADDRESSING HOUSING NEEDS FOR LOW- INCOME INDIVIDUALS AND FAMILIES.

- Reposition current portfolio to create more sustainable housing stock and leverage resources to expand initiatives to create more affordable housing;

- Create partnerships with other housing providers;
- Expand the number of HCV landlords participating in the program;
- Redevelop housing on public housing property that has been demolished;
- Capitalize on financial resources by liquidating non-public housing assets and
- Promote LEP outreach activities.

GOAL 1: DISPOSE OF HOFFMAN SITE AND PARTNER WITH DEVELOPER TO BUILD UP TO 50 MORE AFFORDABLE HOUSING UNITS WITHIN THE CITY OF NEW BRUNSWICK.

Objective 1.1: Prepare disposition request for HUD review: NBHA is reviewing the application process for disposition of the Hoffman site and will work its development partner to determine which type of disposition should be used for this redevelopment of the AMP-2 site. The site was previously approved for demolition only and we have completed that stage of the project. NBHA is now updating the plan to build up to 66 units of senior affordable housing on the former Hoffman site. We continue to apply for funding of the proposed replacement building through the NJHMFA tax credit process. This goal remains open and on-going.

Objective 1.2: Issue RFP for developer: NBHA has issued and awarded an RFP for a development partner to build back affordable senior housing on the former Hoffman site (AMP-2). This goal has been accomplished and remains on-going.

Objective 1.3: Award contract. Move forward with development partner to apply for funding and development of new units: NBHA has awarded the contract for development partner to Pennrose and is applying for funding through the NJHMFA to complete senior affordable housing on the AMP-2 site. This goal has been accomplished and remains on-going.

GOAL 2: MAINTAIN MAXIMUM UTILIZATION OF VOUCHER PROGRAM WITHIN FUNDING PROVIDED.

Objective 2.1: Determine number of units maximally feasible: NBHA is working with HUD to maximize utilization within the housing voucher program. This goal remains open and on-going.

Objective 2.2: Absorb port-ins: NBHA is now absorbing port-in vouchers as they come in to maximize their program. This goal remains open and on-going.

Objective 2.3: Work to issue and lease up vouchers in a timely manner: NBHA continues to work to lease-up vouchers to maximize the program utilization rate (up to the maximum amount of funds available). This goal remains open and on-going.

GOAL 3: MAINTAIN AND OPERATE THE SECURITY CAMERA SYSTEM AT ALL SITES AND IMPROVE REDUCTION IN CRIME AT ALL SITES.

Objective 3.1: Perform monthly inspection of camera system: NBHA continues to inspect the camera system on a regular basis. NBHA is in the process of completing the implementing the upgrade to the camera system. This goal remains open and on-going.

Objective 3.2: Update camera system and units as needed: NBHA has purchased updating equipment is installing the new equipment and systems. This goal remains open and on-going.

Objective 3.3: Continue to work with NB Police on crime reduction and response: We continue to meet with NB Police and their crimes units on a regular basis. This goal remains open and on-going.

GOAL 4: MAINTAIN AND EXPAND FEE FOR SERVICE AGREEMENTS WITH PHA'S AND GOVERNMENT AGENCIES.

Objective 4.1: Contract with at least one additional PHA or governmental agency on a fee-for-service agreement: NBHA has executed fee for service agreement with the Franklin Township Housing Authority for 2022. This goal remains open and on-going.

GOAL 5: ASSIST ALL APPLICANTS, TENANTS AND PARTICIPANTS TO UNDERSTAND THEIR VAWA RIGHTS.

Objective 5.1: The objective is for the Housing Authority to provide educational material to all applicants, tenants, and participants. The NBHA serves the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking by providing education on VAWA protections.

B.3. PROGRESS REPORT

GOAL 1: DISPOSE OF HOFFMAN SITE AND PARTNER WITH DEVELOPER TO BUILD UP TO 50 MORE AFFORDABLE HOUSING UNITS WITHIN THE CITY OF NEW BRUNSWICK.

Objective 1.1: Prepare disposition request for HUD review: NBHA is reviewing the application process for disposition of the Hoffman site and will work its development partner to determine which type of disposition should be used for this redevelopment of the AMP-2 site. The site was previously approved for demolition only and we have completed that stage of the project. NBHA is now updating the plan to build up to 66 units of senior affordable housing on the former Hoffman site. NBHA has received approval of a 9% tax credit allocation and plans starting construction on the site with its development partner (Pennrose) in late 2023. This goal remains open and on-going.

Objective 1.2: Issue RFP for developer: NBHA has issued and awarded an RFP for a development partner to build back affordable senior housing on the former Hoffman site (AMP-2). This goal has been accomplished and remains on-going.

Objective 1.3: Award contract. Move forward with development partner to apply for funding and development of new units: NBHA has awarded the contract for development partner to Pennrose. We have jointly applied for funding through the NJHMFA to complete senior affordable housing on the AMP-2 site and we have been awarded a 9% tax credit allocation. This goal has been accomplished and remains on-going.

GOAL 2: MAINTAIN MAXIMUM UTILIZATION OF VOUCHER PROGRAM WITHIN FUNDING PROVIDED.

Objective 2.1: Determine number of units maximally feasible: NBHA is working with HUD to maximize utilization within the housing voucher program. This goal remains open and on-going.

Objective 2.2: Absorb port-ins: NBHA is now absorbing port-in vouchers as they come in to maximize their program. This goal remains open and on-going.

Objective 2.3: Work to issue and lease up vouchers in a timely manner: NBHA continues to work to lease-up vouchers to maximize the program utilization rate (up to the maximum amount of funds available). This goal remains open and on-going.

GOAL 3: MAINTAIN AND OPERATE THE SECURITY CAMERA SYSTEM AT ALL SITES AND IMPROVE REDUCTION IN CRIME AT ALL SITES.

Objective 3.1: Perform monthly inspection of camera system: NBHA continues to inspect the camera system on a regular basis. NBHA is in the process of completing the implementing the upgrade to the camera system. This goal remains open and on-going.

Objective 3.2: Move to a hard system using the cloud, that features cutting edge higher-level equipment that the police can access on their cell phones rather than having to come into NBHA to view on our monitors.

Objective 3.3: Continue to work with NB Police on crime reduction and response: We have installed plate reader cameras and continue to work updating cameras and systems throughout the NBHA's properties. We continue to meet with NB Police and their crimes units on a regular basis. This goal remains open and on-going.

Goal 4: Maintain and expand fee for service agreements with PHA's and government agencies.

Objective 4.1: Contract with at least one additional PHA or governmental agency on a fee-for-service agreement: NBHA has executed fee for service agreement with the Franklin Township Housing Authority for 2022. We have expanded our services to include on-site staffing and case management work for the HCV program, ED work and all PHA and HQS inspection work for FTHA. This goal remains open and on-going.

GOAL 5: ASSIST ALL APPLICANTS, TENANTS AND PARTICIPANTS TO UNDERSTAND THEIR VAWA RIGHTS.

Objective 5.1: The NBHA provides all applicants, tenants, and participants with the VAWA Notice of Occupancy and Certification Form. The NBHA can also transfer victims through the Emergency Transfer procedure and refer victims to social service and law enforcement agencies with expertise in domestic violence. The NBHA activities ensure that victims are not denied assistance, evicted or terminated from housing assistance for being a victim, or being affiliated with a victim, of domestic violence, dating violence, sexual assault or stalking.

PUBLIC NOTICE

The New Brunswick Housing Authority (NBHA) has prepared a Revised Annual Plan for the fiscal year beginning July 1, 2024 and ending on June 30, 2025.

The Plan can be viewed at the offices of the NBHA at 7 Van Dyke Ave, New Brunswick, NJ Monday through Thursday from 8 am – 5 pm through September 11, 2024, and is also available on NBHA's website at: <https://newbrunswickhousing.org/>. The public is invited to comment on the Plan. The NBHA must receive written comments on the Plan through Wednesday, September 11, 2024, by midnight through e-mail at (mmartinez@nbnjha.org) or regular mail.

A public hearing on the Plan will be held at NBHA at the address above on Thursday, September 12, 2024, between 3:00 – 4:00 pm. To request language or other accommodations for any aspect of the process, please contact mmartinez@nbnjha.org.