

B.	5-Year Plan. Required for all PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the SHA is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See attached</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See attached</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Authority will implement the requirements of the VAWA act of 2013 consistent with HUD regulation 24 CFR 5.2005, and PIH Notices 2007-02 and 2017-8. This includes providing all HCV participants with HUD 5380 Notice of Occupancy Rights and HUD 5382 VAWA certification, requiring Landlords to use the VAWA lease addendum HUD 91067. Additionally, VAWA applicants who are displaced will get a preference.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant amendment or modification is one that is a discretionary administrative plan change that is expected to impact more than 20 percent of current applicants or program participants.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Pending</p>
B.7	<p>Certification by State or Local Officials. Pending</p> <p><u>Form HUD 50077-SL</u>, <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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information 24 CFR §903.23(4)(e)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR §903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR §903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB provide comments?
- (b) If yes, submit 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 §903.17(a), 24 CFR §903.19)

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

**HOUSING AUTHORITY OF THE BOROUGH OF SAYREVILLE
FIVE-YEAR PLAN SUBMISSION –SECTION B.2
FISCAL YEAR BEGINNING JANUARY 1, 2020**

PHA'S Goals and Objectives:

Goal-Expand the supply of existing housing

Objective- Leverage private or other public funds dollar for dollar to create additional housing opportunities. Assist Borough of Sayreville with its COAH obligation.

Progress-

Goal- Staff development

Objective- The current Residential Operations Manager has been in the position for only three months. She has extensive section 8 casework experience but is in need of section 8 management and property management training. Additionally, an additional employee will be trained by our managing PHA, Perth Amboy Housing Authority, to ensure the Sayreville Housing Authority always has staff back-up.

Progress-

Goal- Technology

Objective- The Authority will fully implement all available tools in PHA-Web to increase efficiency in operations. This includes use of HQS inspections by handheld computer, online applications, applicant portal to view status, digital document imaging storage, and automated letter writing via the PHA-Web system.

Progress-

Goal- Administrative plan revisions/ procedure updates

Objective- The Authority will completely revise its administrative plan in accordance with all current regulatory requirements. It will also implement revised procedures to both comply with new regulations and guidance, and to increase staff efficiency.

Progress-

Goal- Promotion of homeownership opportunities

Objective- The Authority will market its homeownership program to all eligible participants and encourage participants to take first time homeownership and credit counseling classes and counseling.

Progress-

**HOUSING AUTHORITY OF THE BOROUGH OF SAYREVILLE
FIVE-YEAR PLAN SUBMISSION –SECTION B.3
FISCAL YEAR BEGINNING JANUARY 1, 2020**

PHA'S Progress of Goals and Objectives:

Goal-Expand the supply of existing housing

Objective- Leverage private or other public funds dollar for dollar to create additional housing opportunities

Progress- The Authority located property on Ernston Road and completed a city wide resident survey. However, the Authority was unsuccessful in its efforts to build senior housing on this site. The Authority has pledged to keep the rents at Gillette Manor (a LIHTC property in the extended use restriction period) affordable until at least July 2025.

Goal- Improve the quality of assisted housing

Objective- Improve the SEMAP score to 100%, increase customer satisfaction to 100%, achieve and maintain a 100% voucher unit inspection level

Progress- Although the Authority has not increased its SEMAP score to 100%, it has maintained its status as a high performer over the last three SEMAP certifications. Additionally, the HQS enforcement indicator did improve from 0 points for 12/31/16 to 10 points during 12/31/2018.

Goal- Increase assisted housing choices

Objective- Conduct outreach efforts designed to reach 100% of potential voucher landlord market

Progress- Budgetary difficulties have prevented the Authority from establishing payment standards at over 90% of fair market rent. Despite this problem, the 212 participants that comprise the regular and portable vouchers administered by the Authority reside in 24 different municipalities throughout Middlesex County.

Goal- Provide an improved quality of life environment

Objective- Redouble efforts to increase the self-sufficiency level of section 8 participants

Progress- Average wages for employed participants increased \$2,675 from 2015-2019, which is a \$1,206 increase adjusted for inflation. Additionally, the Authority successfully placed an HCV participant onto the homeownership program.

Goal- Promote self-sufficiency and asset development of families and individuals

Objective- Assist participants that are on public assistance in their efforts to obtain employment, provide or attract supportive services to improve the employability of participants, and provide or attract support services to increase independence for the elderly and disabled participants

Progress- The number of participants receiving TANF, general assistance or food stamps decreased from 36 to 16 from 2015-2019. The Authority continues to host programs for seniors and disabled persons in the community room of Gillette Manor.

Goal- Ensure equal opportunity and affirmatively further fair housing

Objective- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability, and take measures to ensure accessibility to housing persons with disabilities regardless of unit size required

Progress- The Authority was under a Voluntary Compliance Agreement (VCA) with HUD's Office of Fair Housing for approximately six years. Over the six years the Authority revised and updated all fair housing, AFFH, 504 and LEP policies. The VCA was closed in 2018 and the Authority remains compliant.

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

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

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

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

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

PHA Name

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

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature	Date

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Sayreville Housing Authority

PHA Name

NJ106

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Douglas G. Dzema

Signature

Title

Executive Director

Date

HOUSING AUTHORITY OF THE BOROUGH OF SAYREVILLE

RESOLUTION OF SAYREVILLE HOUSING FOR SENIORS, INC.

Resolution No. 2018-24

WHEREAS, the Borough of Sayreville has petitioned the Superior Court of New Jersey for Declaratory Judgment that its Housing Element and Fair Share Plan is compliant with its constitutional obligation to provide its fair share of the regional need for very low-, low-, and moderate-income housing; and

WHEREAS, the petition relies upon credits produce by the 100% affordable senior project located at 650 Washington Road, Sayreville, New Jersey 08872 (hereinafter "Gillette Manor"), which received HMFA tax credits in 1995 conditioned upon affordability controls contained in the Deed of Easement and Restrictive Covenant for the subject property; and

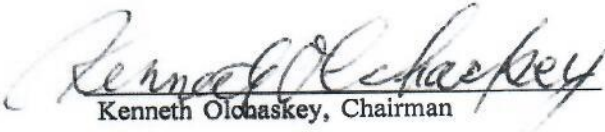
WHEREAS, Sayreville Housing for Seniors, Inc., a New Jersey corporation, is the owner of Gillette Manor and has its principal office at 650 Washington Road, Sayreville, NJ 08872; and

WHEREAS, said affordability controls began in 1995 for an initial period of fifteen (15) years; and


WHEREAS, said affordability controls were subject to an extended-use restriction for an additional fifteen (15) year period; and

WHEREAS, the Sayreville Housing for Seniors, Inc. previously, by Resolution 2018-03, extended the affordability controls without a residence preference for a period of at least thirty (30) years commencing at the time each particular vacated unit is re-occupied after having been affirmatively marketed; and

NOW THEREFORE, the re-occupied units with new affordability controls of at least thirty (30) years, shall be appropriately distributed among the three income categories (very low, low-, and moderate-income) in conformance with the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq., with the exception that 13% of all re-occupied units shall be available to very low-income households pursuant to the Fair Housing Act.


Kenneth Olchasky, Chairman

Douglas G. Dzema, Secretary of the
Housing Authority of the Borough of
Sayreville, hereby certify that the going is a
true copy of a Resolution of the Authority
adopted on the 20th day of November, 2018.



Douglas G. Dzema, Executive Director/Secretary



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SAYREVILLE HOUSING AUTHORITY
650 WASHINGTON ROAD
SAYREVILLE, NEW JERSEY 08872

March 9, 2018

VIA EMAIL- MJE@Surenian.com
Michael J. Edwards, Esq.
Jeffrey R. Surenian and Associates, LLC
707 Union Ave, Suite 301
Brielle, New Jersey 08739


RE: Extension on Affordability Controls at Gillette Manor

Dear Mr. Edwards,

Please allow this letter to confirm, pursuant to our meeting on February 23, 2018, that the Housing Authority manages and the Sayreville Housing for Senior Corporation owns the 100% affordable site at Gillette Manor, which offers 100 one-bedroom, age-restricted units at a monthly rent of \$745 per month, electric paid by residents with sewer and water charges covered by the Corporation. The maximum income for an eligible applicant is capped at \$44,280 for a one-person household and \$50,640 for a two-person. When evaluating applicants for available units it should be noted that Sayreville residents do receive a preference for placement. This letter also stands as confirmation that Gillette Manor is deed restricted for affordability controls until January 1, 2025. The project was subject to a 15-year controls period beginning on January 1, 1995 (as provided for in the Deed of Easement and Restrictive Covenant). That control period was extended 15 additional years until January 1, 2025. By way of the attached proposed resolution, the Housing Authority intends to recommend to the Sayreville Housing for Senior Corporation to extend its existing affordability controls until at least July 1, 2025.

Please do not hesitate to contact me should you have any additional questions or concerns.

Very truly yours,



Douglas G. Dzema
Executive Director