

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A. PHA Information.</b>					
<b>A.1</b>	<b>PHA Name:</b> <u>Housing Authority of the Town of Morristown</u> <b>PHA Code:</b> <u>NJ023</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2022</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>200</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>144</u> <b>Total Combined Units/Vouchers</b> <u>344</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C 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"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
					<b>PH</b> <b>HCV</b>
	Lead PHA:				

<b>B.</b>	<b>Annual Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></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>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" 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 Assistance under RAD. <b>ATTACHMENT 1</b></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 type="checkbox"/> <input checked="" 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>					
<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <b>ATTACHMENT 2</b></p>					

B.4	<p><b>Most Recent Fiscal Year Audit</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: <b>ATTACHMENT 3</b></p>
B.5	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. <b>ATTACHEMNT 4</b></p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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. <b>ATTACHMENT 5</b></p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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. <b>ATTACHMENT 6</b></p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><b>HUD Form-50075.2 approved by HUD on June 5, 2020.</b></p>

# **The Housing Authority of the Town of Morristown (MHA)**

**Annual Plan Fiscal Year Beginning: October 1, 2022**

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**B.2 New Activities****Conversion of Public Housing to Project-Based Assistance under RAD**

The Housing Authority of the Town of Morristown (“Authority”) applied and was subsequently approved for RAD conversion of its 470 units to Project Based Vouchers. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-x23, REV-4; and H-2016-17/PIH-2016- 17. Additionally, the Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Authority with access to private sources of capital to repair and its affordable housing assets.

The developments approved are three (3) five-story senior buildings: 29 Ann Street (70 units), 31 Early Street (100 units), 39 Early Street (100 units) and Manahan Village (200 units), a family site comprised of a mix of walkups and attached townhomes with a main address of 33 Clyde Potts Drive

The Authority completed RAD conversion of its three (3) five-story senior buildings (270 units) on December 31, 2021. The Authority currently owns and manages 200 family LIPH units and administers 144 Housing Choice Vouchers, totaling 344 assisted families. Conversion of its 200 LIPH units is expected to close in early December 2022. Below, please find specific information related to the Public Housing Development(s) selected for RAD:

<b>Development Name</b>	Manahan Village
<b>PIC Development ID # Address</b>	NJ023000001 - 33 Clyde Potts Drive
<b>Conversion Type</b>	PBV
<b>Capital Fund Program Pre-Conversion</b>	\$664,378.00
<b>Units Post-Conversion RAD Units</b>	200
<b>Post-Conversion TPV/PBV</b>	160/40
<b>Pre-RAD Unit Type</b>	Family
<b>Post-RAD Unit Preference</b>	Family
<b>Project Description</b>	Manahan Village is a rehabilitation project for low-income families consisting of 1-, 2-, 3-, 4- and 5-bedroom units. 40 of the units will use RAD vouchers.

<b>Bedroom Size</b>	<b>Number of Units</b>	<b>Number of Units Pre-RAD</b>	<b>Number of Units Post-RAD</b>	<b>Number of Project Based Vouchers (TPVs)</b>
1 BR	27	27	24	3
2 BR	75	75	4	71
3 BR	74	74	11	63
4 BR	19	19	1	18
5 BR	5	5	0	5
		<b>Total Vouchers</b>	<b>40</b>	<b>160</b>

**Section 18**

As authorized by Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act), the Authority intends to dispose/reposition and transactionally convert 160 units at the Manahan Village property using Section 18.

**Manahan Village**

Following the conversion of the Petrone, Ann, Wetmore public housing units to RAD, the Authority qualifies as a Small PHA, with less than 250 units under its ACC. In accordance with Notice PIH 2021-07 (HA), up to 80% of the 200 units may be partially disposed/repositioned/converted through Section 18. The Authority will request Tenant Protection Vouchers (TPVs) for the 160 units disposed of through Section 18.

<b>Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing <b>OMB No. 2577-0226</b> <b>Expires 02/29/2016</b>
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**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/01/2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA 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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - 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;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

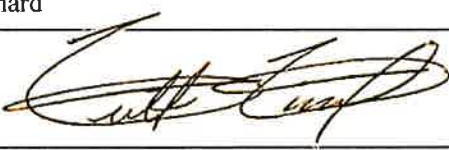
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the Town of Morristown NJ023  
 PHA Name PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20 22

       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 Authorized Official	Title
Keith Kinard	Executive Director
Signature 	Date 7/27/2022



**B.4 Most Recent Fiscal Year Audit**

Fiscal Year 2021 audit contains one (1) finding - Housing Choice Voucher Program - Timely abatement of Housing Assistance Payments related to annual failed inspections.

**Authority's Corrective Action Plan:** Implement proper internal controls to monitor, identify failed annual re-inspections and abate HAP in a timely manner.

**B.5 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.**

The Authority's Mission and Goals described in the PHA 5-Year and Annual Plan is progressing as intended. As stated in the previous year's plan, the Authority planned on addressing several items which have been completed. The items completed include:

- Repair boiler at 29 Ann Street
- Replace hot water heater at 29 Ann Street
- Install Storm Doors at 6 Flagler Street
- Replace Hot Water Heater 18 CPD & 45 CPD
- Exterior Brick and concrete repairs
- Replace Boiler at 31 Early Street
- Repair hot water heater at 31 Early Street

At the time period of the development of the Annual Plan, the Morristown Housing Authority's RAB was inactive. Public meetings were held with residents in May 2022 to discuss MHA's plans including its conversion to the Rental Assistance Demonstration (RAD) program. The MHA held multiple community meetings to ensure social distancing and sanitary conditions to communicate with residents.

**Manahan Village Meeting****May 18, 2022 – 5 :30 pm**

- Manahan RAD closing is expected to occur close to the end of this year. Work at the site anticipated to start in early spring of next year.
- Relocation assistance will be given to all residents. Anticipate relocation to occur between 2 week and 8 weeks depending on the level of work to occur in the units – ADA units require more time to complete.
- Rent will remain at 30% of the residents' income.
- Everyone has a legal right to return and remain a resident.
- Choice Mobility option available to residents – move after 1 year after the conversion to RAD.
- Working going well now at 29 Ann Street senior building.
- Elivora Forbes from Housing Opportunities Unlimited (HOU) will make sure you're comfortable and safe during the work.
- Still responsible for the full rent during the relocation. The MHA pays the hotel costs.
- Will there be washers/dryers in the units? We are planning on working on the pipes. Some units can fit washers/dryers/ and come cannot. Possible washer/dryer combo.
- Are the stairs going to be redone? They will be stabilized and refinished.
- Some apartments that currently have washers and dryers on the top-level floors affects units below and how will we determine if it will work best in the unit. Engineers and architects will determine the best course of action for the appliances.
- What happens to the unit if tenant take voucher to move? The voucher stays with the unit. Tenant can request and take a different voucher to move and be on wait list for next available voucher to move.
- Parking is an issue at the site currently. Problem with people who moved out and others would like to get a parking spot. This is a matter for property management to address – re-assignments of parking space.
- There is no sign for handicap parking at a particular spot at the site. Ms. Banks spoke on parking issue as well. Property management will address this issue with the specific tenants.
- When will the Board meetings come back to the stie? When it is safe enough to gather for large groups in public. The meetings are on-line right now through Zoom and the information is available on our website and people can also just call in to hear the meeting and speak to the board.

## **Manahan Village Meeting**

**May 18, 2022 – 6:30 pm**

- Will there be a fee for resident storage during the relocation? No, all cost covered by MHA
- Can residents put washers/dryers in the apartments? If it fits, yes. If not, no.
- Will pets be a part of the relocation? Yes.
- Will the units be sound proof? Unfortunately, cannot sound proof for no noise.
- Do residents still pay for rent while relocated? Yes.
- Why do we continue to speak about Section 8? Explained the difference between Housing Choice Voucher, Project-Based Voucher and Low-Income Public Housing. Not a difference to the residents but difference in funding source from HUD to the MHA.
- Will residents have to complete a new application when RAD is done? No, all current residents will remain current residents. No new applications to be completed.
- If it turns to section 8, can residents use it to go somewhere else? The voucher stays with the building and the unit. However, residents do have Choice Mobility option to request a voucher to move outside elsewhere, after a year following RAD conversion.
- Feels unsafe due to drug activity at site. MHA met with Morristown Police Department (MPD) on Monday regarding the issues at the site including large groups of people gathering in front of certain buildings and double parking. MHA will continue to work with MPD to address loitering and disturbance issues at the site.
- Do we have cameras for inside the buildings? Not in the budget to add cameras inside the common areas of the buildings.
- Who has access to see the cameras at the site? MHA and police department has access to see the cameras. The police department confirm at recent community meeting they have access to the cameras.
- Double parking is a big program at the site. It was discussed with the police department to manage. Commissioner Lindsey confirmed that discussion with the police department on Monday.
- MHA announced the upcoming programs at the Resident Center.

MHA Response: All inquiries were addressed to the best of Agency's ability during each meeting. Some matters brought to the attention of the Agency will be reviewed for incorporation into plans for the RAD renovation work.

**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, Timothy Dougherty, the Mayor  
*Official's Name* *Official's Title*

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

Housing Authority of the Town of Morristown

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the


Town of Morristown

*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.

Thereby 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
Timothy Dougherty	Mayor
Signature	Date
	July 29, 2022

## Housing Needs

## Demographics Low-Income Public Housing - Waiting Lists

## Race &amp; Ethnicity

RACE	NUMBER	ETHNICITY	NUMBER
American Indian	2	Hispanic	5
Asian	7	Non-Hispanic	11
Black	178	Not Declared	367
No Race	61		
Pacific Islander	1		
White	134		
Multiple Race	0		
<b>TOTAL</b>	<b>383</b>	<b>TOTAL</b>	<b>383</b>

## Income Limit

INCOME Limits	NUMBER
Extremely Low	377
Very Low	3
Low-Income	3

## Bedroom Size

BR SIZE	NUMBER
0	0
1	223
2	60
3	66
4	28
5+	6
<b>TOTAL</b>	<b>383</b>

## Elderly/Disabled

SPECIAL STATUS	NUMBER
Disabled	0
Elderly	0
<b>TOTAL</b>	<b>0</b>

**Demographics Housing Choice Voucher Program - Waiting List****Race & Ethnicity**

<b>RACE</b>	<b>NUMBER</b>	<b>ETHNICITY</b>	<b>NUMBER</b>
American Indian	18	Hispanic	1
Asian	8	Non-Hispanic	3
Black	723	Not Declared	1127
No Race	106		
Pacific Islander	2		
White	272		
Multiple Race	0		
<b>TOTAL</b>	<b>1,131</b>	<b>TOTAL</b>	<b>1,131</b>

**Income Limit**

<b>INCOME Limits</b>	<b>NUMBER</b>
Extremely Low	1,131
Very Low	0
Low-Income	0

**Elderly/Disabled**

<b>SPECIAL STATUS</b>	<b>NUMBER</b>
Disabled	4
Elderly	2
<b>TOTAL</b>	<b>6</b>

**Strategy for Addressing Housing Needs**

Maximize the number of affordable units available to the Public Housing Authority within its current resources as follows:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce the turn-over time for vacated public housing units.
- Reduce time to renovate public housing units.
- Maintain or increase Housing choice Voucher lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Maintain or increase Housing Choice voucher lease-up rate by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Participate in the Consolidated Development Plan process to ensure coordination with broader community strategies for low-income families.



[illegible]

[illegible]

[illegible]

[illegible]

Manahan Village	NJ023000001	Family	8-10 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-11 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-12 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-13 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-14 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-15 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-16 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-17 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	8-18 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	9-01 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	9-02 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	9-03 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	9-04 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	9-05 Flagler Street	Morristown NJ	07960
Manahan Village	NJ023000001	Family	9-06 Flagler Street	Morristown NJ	07960

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Housing Authority of the Town of Morristown

Program/Activity Receiving Federal Grant Funding

Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See Attachment

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

Name of Authorized Official  
Keith Kinard

Title  
Executive Director

Signature

Date

7/28/2022



**Certification of Payments  
to Influence Federal Transactions**

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

ATTACHMENT 11

Applicant Name

Housing Authority of the Town of Morristown

Program/Activity Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Name of Authorized Official

Keith Kinard

Title

Executive Director

Signature

Date (mm/dd/yyyy)

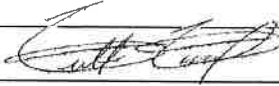
7/28/2022

## ATTACHMENT 12

Approved by OMB  
0348-0046

**Disclosure of Lobbying Activities**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure)

<b>1. Type of Federal Action:</b> a. contract _____ b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> a. bid/offer/application _____ b. initial award c. post-award	<b>3. Report Type:</b> a. initial filing _____ b. material change  <b>For material change only:</b> Year _____ quarter _____ Date of last report _____
<b>4. Name and Address of Reporting Entity:</b> _____ Prime _____ Subawardee Tier _____, if Known:  Congressional District, if known:		<b>5. If Reporting Entity in No. 4 is Subawardee,</b> Enter Name and Address of Prime:  Congressional District, if known:
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services (including address if different from No. 10a)</b> <i>(last name, first name, MI):</i>	
<b>11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</b>	<b>Signature:</b>  <b>Print Name:</b> <u>Keith Kinard</u> <b>Title:</b> <u>Executive Director</u> <b>Telephone No.:</b> <u>973-538-6343</u> <b>Date:</b> <u>7/28/2022</u>	
<b>Federal Use Only</b>	<b>Authorized for Local Reproduction</b> <b>Standard Form - LLL (Rev. 7-97)</b>	



# ATTACHMENT 13

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 <b>Morristown Housing Authority NJ023</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>NJ39P02350122</b>	FFY of Grant: FFY of Grant Approval: <b>2022</b>
---	--	----------------------	--

Type of Grant

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

- ☒ Revised Annual Statement (revision no: <sup>1</sup>)  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP	\$0	\$664,378		
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				

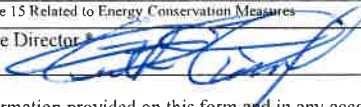
<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> 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

<b>Part I: Summary</b>					
PHA Name: Morristown Housing Authority NJ023		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FY of Grant: FY of Grant Approval: FY2022	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant: (sum of lines 2 - 14)	\$0	\$664,378		
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 7/28/2022		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.

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

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

[illegible]

<sup>2</sup> 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

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> 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

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

### **Morristown Housing Authority Statement of VAWA Activities**

Morristown Housing Authority (MHA) has amended its Administrative Plan and Admissions and Occupancy Policy to include the "Violence Against Women Act" (VAWA).

As required by the Violence Against Women Act, Morristown Housing Authority will attempt to ensure the safety of victims of domestic violence, sexual assault, dating violence, or stalking, and ensure that they maintain their housing, the Admissions and Occupancy Policy is updated to include the appropriate language to ensure all of the following:

1. Being a victim of domestic violence, dating violence, or stalking as these terms are defined in the law (hereinafter collectively referred to as "abuse" is not a basis for denial of assistance or admission to Morristown Housing Authority if the applicant otherwise qualifies for assistance or admission.
2. Incidents or threats of abuse will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse.
3. Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
4. Notwithstanding the VAWA restrictions on admission, occupancy or terminations of occupancy or assistance, or any Federal, State, or local law to the contrary, Morristown Housing Authority may "bifurcate" a lease, or otherwise remove a household member from a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be affected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance.
5. MHA will make an exception for allowing portability moves, under its Housing Choice Voucher Program [or a transfer move under its Low-Income Public Housing Program], in violation of a lease if the family has complied with all other obligations of the voucher program and has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the assisted dwelling unit. In order to qualify for this exception, the family must complete HUD Form 5382 and HUD Form 5383 in order to verify the family's claim that the request to move is prompted by incidences of abuse in the unit.