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| 5-Year PHA Plan <i>(for All PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 03/31/2024 |
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

| A. | PHA Information. | | | | | | | | | | | | | | | | | | |
|--------------------|---|-----------------------------|---------------------------------|------------------------------|-----|--------------------|----------|-----------------------------|---------------------------------|------------------------------|--|----|-----|--|--|--|--|--|--|
| A.1 | <p>PHA Name: Housing Authority of the Township of Lakewood PHA Code: NJ054 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The public can access the PHA-Plan in the Lakewood Housing Authority's main office and the plan will also be posted on the LHA website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </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 | | | | | | |
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| | | | | PH | HCV | | | | | | | | | | | | | | |
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| B. | Plan Elements. 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 Lakewood Housing Authority's mission is to provide safe, decent, affordable and sanitary housing for qualified low-income families and individuals. The Authority also aims to promote self-sufficiency initiatives and improve the quality of life and economic stability of its residents/participants.</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>The Lakewood Housing Authority's goals and objectives for the next five years are the same as the U.S. Department of Housing and Urban Development's Performance Indicators that comprise the Section 8 Management Assessment Program (SEMAP) Certification. In addition, the LHA's goals and objectives are to increase the availability of decent, safe, and affordable housing, improve the quality of assisted housing, improve community quality of life and economic vitality, increase assisted housing choices, promote self-sufficiency and asset development of families and individuals and ensure equal opportunity in housing.</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 attachment number 1.</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> | | | | | | | | | | | | | | | | | | |

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| | The LHA complies with all HUD requirements related to VAWA. In addition, the LHA adopted a new/revised Administrative Plan in 2021 that provides a preference for applicants that are victims of domestic violence. |
| C. | Other Document and/or Certification Requirements. |
| C.1 | Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. See attachment number 2. |
| C.2 | Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (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 |
| C.3 | 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. |
| C.4 | Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements. |
| D. | Affirmatively Furthering Fair Housing (AFFH). |
| D.1 | Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) 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. |

Form identification: NJ054-Housing Authority of the Township of Lakewood form HUD-50075-5Y (Form ID - 1112) printed by Scott Parsons in HUD Secure Systems/Public Housing Portal at 09/17/2024 03:24PM EST

ATTACHMENT 1

B.3 Progress Report

a. **Section 8 Management Assessment Program (SEMAP)**

1. The LHA scored a perfect 100%. The LHA has been designated by HUD as a High Performing agency in each of the past 9 years and has consistently attained such High Performing status.

b. **Increase the availability of decent, safe and affordable housing**

1. In 2015 the LHA became the contract administrator for 72 new Project Based Vouchers located in the newly renovated Lakewood Plaza II development. Residents of Lakewood Plaza II have the ability to request a Housing Choice Voucher after living at the development for 1 year.
2. In 2015 the LHA became the contract administrator for 24 Project Based Vouchers located at Princeton Community Village in Princeton, NJ. Residents of Princeton Community Village have the ability to request a Housing Choice Voucher after living at the development for 1 year.
3. In 2016 the LHA became the only agency in NJ to be approved by HUD to participate in the "Family Unification Program Youth and Family Self Sufficiency Demonstration". The LHA set aside 10 FUP vouchers for youths aging out of foster care for the implementation of this program. The LHA has been successful in coordinating with the NJ Department of Children and Families' Division of Child Protection and Permanency to fill all 10 of these vouchers and provide services to build life skills in becoming self-sufficient individuals.
4. In 2022 the LHA applied for a waiver from HUD, which was approved, to increase the payment standards to 120% of the published FMR's in order to increase the housing opportunities to the clients and voucher holders.
5. In October 2022, the LHA was awarded 7 additional Section 8 Housing Choice Vouchers under the Consolidated Appropriations Act 2022, increasing the total number of vouchers from 1,133 to 1,140.

6. In 2022, the LHA amended its Administrative Plan to include Shared Housing as an allowable housing type which has increased the availability of housing for the Housing Choice Voucher program.
7. For 2023 the LHA applied for a waiver extension from HUD, which was approved, to increase the payment standards to 120% of the published FMR's for 2023 in order to increase the housing opportunities to the clients and voucher holders.
8. In 2023 and 2024 the LHA Board of Commissioners made policy revisions to make qualification for the First Time Homeownership program more attainable to more participants. Success in the Homeownership program ultimately leads to more rental vouchers becoming available to applicants on the waiting list.
9. In 2023 and 2024, the LHA had/has 100% utilization of its vouchers which maximizes the availability of housing assistance to the community.

c. Improve the quality of assisted housing and improve community quality of life

1. In 2015 the LHA converted its 62-unit, family Public Housing development (JFK) to PBRA vouchers through the RAD conversion process. The tenants were temporarily relocated as over \$10,000,000 in substantial rehab was completed to the site and buildings. The development is fully occupied, with on-site management and a live in maintenance superintendent, and now provides a much higher quality of living along with a safer living environment. Additionally, after being a resident for 24 months (2 years) each resident has the opportunity to request a Housing Choice Voucher from the LHA.
2. In 2016 the LHA converted the remainder of its Public Housing, 206 units of senior/disabled housing located within 3 developments, to Project Based Vouchers through the RAD conversion process. This conversion provides for a more stable and predictable funding base which will allow the LHA more flexibility in completing capital improvements in a more efficient and timely manner.
3. Between 2015-2019 and continuing, the LHA invested over \$1.2 million in capital improvements to the sites/buildings in the form of new hot water heaters, new emergency generators, new common area flooring, new smoke/carbon detectors, new windows in all units, ADA entry door replacement, new building access systems, energy efficient exterior site/safety lighting and new security camera systems. The

LHA has also invested approximately \$70,000/year in security guard services for the residents. The LHA has also significantly improved the quality of units provided to new residents with new ceramic and wood vinyl plank flooring being installed along with new kitchen countertops, renovated kitchen cabinets, new tub/shower surrounds, new six panel interior doors, new interior lighting and new appliances and finishing touches. All new tenants are also being provided with “care/welcome” packages that consists of a toilet plunger, toilet bowl brush and caddy, cleaning bucket, cleaning sponges, cleaning towels, all purpose spray cleaner, toilet bowl cleaner, dish soap, paper towels and toilet paper. The LHA has also installed informational tv monitors in each building that provides a slide show of available programs, updates and basic building rules.

4. During 2020 the LHA entered into contracts for over \$765,000 in capital improvements including elevator replacement, new ADA building entry access and hot water heater replacement.
5. In 2022 the LHA entered into a \$138,000 contract to build a new ADA compliant laundry facility at the senior/disabled Peter Ward Tower development and also entered into a \$133,120 contract to replace the heating boilers at the Lulu Duffy Cottages. The LHA is also in the planning/bidding stages bathroom renovations and window sealing/weatherization at the John J. Currey building, and a facial recognition entry system at both high rise developments. The LHA also continues to improve the quality of units provided to new residents through comprehensive improvements during the turnover process.
6. In 2023 the LHA entered into a \$75,000 contract to weatherize/seal the windows at the John J. Currey building to provide a more comfortable environment during the winter months.
7. In 2024 the LHA entered into a \$984,000 contract for bathroom and plumbing improvements at the John J. Currey building, a \$26,000 contract to update the building access systems to facial recognition technology in both the John J. Currey building and Peter Ward tower, and an \$80,000 contract for elevator cab upgrades. The LHA is also in the planning/bidding stages for hot water heater and heating boiler replacements at the John J. Currey building and Peter Ward Tower and roof replacement at the Lulu Duffy Cottages, John J. Currey building and Peter Ward Tower.

d. Increase assisted housing choices

1. The LHA has a viable and successful first-time homeownership program for our Section 8 voucher holders. The LHA has made the homeownership program easier to navigate for our participants by eliminating the waiting list for participation in the program and removing the cap on the maximum number of participants. There are currently 67 families participating in the first-time homeownership program (8 more than the previous year) with many others in varying stages of purchasing a home. 30 families have also successfully completed their participation in the homeownership program and exited the program thus creating availability on the program for new families to receive rental assistance.
2. As previously explained, the RAD converted properties, and two properties the LHA is contract administrator, provides more options/choices as the residents have the ability to request/obtain Housing Choice Vouchers after being a resident of the properties for either the 1 or 2-year time requirement.
3. As previously explained, the Family Unification Program Youth and Family Self Sufficiency Demonstration is providing a new assisted housing choice for youths aging out of foster care.
4. As previously explained, in 2022, the LHA amended its Administrative Plan to include Shared Housing as an allowable housing type which has increased the availability of housing for the Housing Choice Voucher program.

e. Promote self-sufficiency and asset development

1. We have scheduled meetings with our residents on a quarterly basis. We invite supportive services from the community to give talks and offer assistance to our residents. Fulfil provides regular meetings to discuss how they can help residents getting enrolled in Medicare Savings Programs, Supplemental Nutrition Assistance Program (SNAP), affordable healthcare insurance, free tax return preparation and more. We also co-sponsor trips for the residents to the Columbus Farmers Market and programs that bring food/farmers market in for the residents. In 2020, many of these services were cancelled due to COVID-19, but services are now back in place. In 2022 we connected residents/clients with an organization that provides free tablet and high speed internet for a 5-year period to qualifying individuals.

2. We have a viable Family Self Sufficiency Program (FSS), which is a 5-year program that allows participants to build escrow funds that are available to the participants as they meet their plan goals. In 2020 the LHA FSS program increased its program size from 30 to 40 families with each family at varying stages of their individual 5-year program. In 2016 the LHA also became the only agency in NJ to be approved by HUD to participate in the “Family Unification Program Youth and Family Self Sufficiency Demonstration”. The youth participating in this program have the ability to enroll in our FSS program to better assist them in saving funds in order to become self-sufficient for when their vouchers expire. The FSS program has helped many families become more self-sufficient (be less reliant on assistance) and some that have done well enough for them to withdraw from our rental assistance program. Currently there are 30 families participating in the FSS program with several families in the process of getting onto the program.
3. In 2020 the LHA was included in the Lakewood Township Affordable Housing Trust Fund Spending Plan which provides \$123,737 annually in Affordability Assistance Funding. These funds are designated to provide LHA applicants, participants and residents with security deposit assistance and crisis grants for payment of rent. These funds proved to be especially useful in 2020 and 2021 due to the conditions created by COVID-19. The spending plan also provided \$457,000 to assist with paying for the contract to replace windows in two of the LHA’s developments. In 2022, the plan was revised to increase the funding allocated to LHA applicants, participants and residents to \$259,324 annually. The LHA assists every new PBV tenant in applying for and receiving security deposit assistance to secure their rental apartment.
4. In 2023 and 2024, the LHA Board of Commissioners adopted new policy language for the First-Time Homeownership Program which makes the homeownership program more accessible to more participants, which provides more opportunity for asset development.

f. Ensure equal opportunity in housing

1. We work on a daily basis toward ensuring equal opportunity in housing for all. We have worked regularly with Solutions To End Poverty Soon (STEPS), the Lakewood Resource and Referral Center (LRRC) and the Lakewood Fair Housing Officer to resolve a variety of housing related issues. We also have several bi-lingual employees in order to ensure all of our clients and residents are aware of their rights and responsibilities.

ATTACHMENT 2

It is the intent of the Lakewood Housing Authority (LHA) to adhere to the mission, goals, and objectives outlined in the Annual Plan. This plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals occur.

The Quality Housing and Work Responsibility Act of 1998 requires that PHA's explain "substantial deviation" from the 5-Year Plan in their Annual Plan. The Act also provides that, while PHA's may change or modify their plans or policies described in them, any "significant amendment or modification" to the plan would require PHA's to submit a revised PHA plan that has met full public process requirements.

The LHA's definition of "substantial deviation" or Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan will consider the following to be significant amendments or modifications:

- A substantial change in the LHA's plan or policies that fundamentally changes the mission, goals or objectives of the LHA Plan, are inconsistent with its approved annual plan (if applicable) or five-year plan, and which require formal approval by the Board of Commissioners
- Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

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| <p>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</p> | <p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024</p> |
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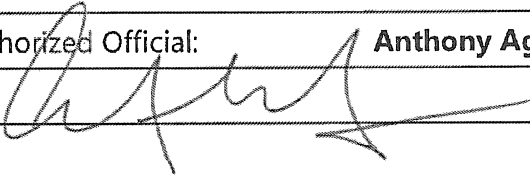
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Anthony Agliata, the Planning Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the NJ054 - Housing Authority of the Township of Lakewood is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Ocean County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

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

To provide safe, decent, affordable and sanitary housing for qualified low-income families and individuals.

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).

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| Name of Authorized Official: Anthony Agliata | Title: Planning Director |
| Signature:  | Date: <u>9/16/24</u> |

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: NJ054-Housing Authority of the Township of Lakewood form HUD-50077-SL (Form ID - 1315) printed by Scott Parsons in HUD Secure Systems/Public Housing Portal at 09/16/2024 12:40PM EST