

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 and 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	<p>PHA Name: <u>Housing Authority of the Township of Lakewood</u> PHA Code: <u>NJ054</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>1140</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 of 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 main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The public can access the PHA Annual 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 Plan and complete table below)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <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					
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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 since its last Annual Plan submission?</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 checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p>										

- ☐ ☒ Financial Resources.
- ☐ ☒ Rent Determination.
- ☐ ☒ Operation and Management.
- ☐ ☒ Informal Review and Hearing Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification.

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

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

The administrative plan was revised as required per Notice PIH-2025-08 regarding the Family Unification Program voucher term, voucher extensions, separate waiting list and local preferences.

B.2 New Activities.

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

Y N

☐ ☒ Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

Please see attached Progress Report

B.4 B.4 Capital Improvements. - Not Applicable

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y ☐ N ☒ N/A ☐

(b) If yes, please describe:

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the PHA Plan?

	Y <input type="checkbox"/> N <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.</p>
C.2	Certification by State or Local Officials. <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <p>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.</p>
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. <p>(a) Did the public challenge any elements of the Plan?</p> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <p>(b) If yes, include Challenged Elements.</p>

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: NJ054-Housing Authority of the Township of Lakewood Form HUD-50075-HCV (Form ID - 6059) printed by Scott Parsons in HUD Secure Systems/Public Housing Portal at 09/26/2025 03:57PM EST

ATTACHMENT 1

B.3 Progress Report

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

1. The LHA scored a perfect 100% for FYE 12/31/24. The LHA has been designated by HUD as a High Performing agency in each of the past 10 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 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.
5. 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.

6. 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.
7. In 2024 and 2025 the LHA amended its Administrative Plan to allow longer voucher terms and extensions for the Mainstream and FUP programs which increases the possibility for these individuals to find and obtain housing.
8. In 2023, 2024 and 2025 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 2024-2025 the LHA invested nearly \$2 million in capital improvements including bathroom and plumbing improvements at the John J. Currey building, update the building access systems to facial recognition technology in both the John J. Currey building and Peter Ward tower, elevator cab upgrades at Peter Ward Tower, trash compactor replacements at the John J. Currey building and Peter Ward Tower, parking lot paving at the John J. Currey building and Peter Ward Tower, community room air conditioner replacement at the John J. Currey building and roof and gutter replacement at the Lulu Duffy Cottages.
8. Prior to the end of 2025, the LHA will invest another \$500,000 in roof replacement at both the John J. Currey building and Peter Ward Tower. The LHA is also in the planning/bidding stages for heating boiler replacements at the 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 68 families participating in the first-time homeownership program with many others in varying stages of purchasing a home. Over 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 residents 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 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 33 families participating in the FSS program with several families in the process of getting onto the program.

3. 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), The NJ Division of Child Protection and Permanency, South Jersey Legal Services 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.

**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 09/30/2027

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

I, Anthony Agliata, the Planning Director
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal
year **2026** of the NJ054 - Housing Authority of the Township of Lakewood is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

Ocean County

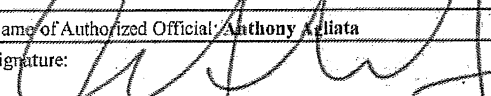
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 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/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

Name of Authorized Official: <u>Anthony Agliata</u>	Title: <u>Planning Director</u>
Signature: 	Date: <u>01/29/25</u>

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. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. 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 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.

Form identification: NJ054 - Housing Authority of the Township of Lakewood form HUD-50077-SL (Form
ID - 5422) printed by Scott Parsons in HUD Secure Systems/Public Housing Portal at 08/29/2025 11:46AM
EST

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (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 way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the Township of Lakewood

PHA Name



NJ054

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year **2026**

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MR Scott Parsons		Name of Board Chairman: MR Gregory Stafford-Smith	
Signature: 	Date: 9/26/25	Signature: 	Date: 9/25/25

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: *NJ054-Housing Authority of the Township of Lakewood form HUD-50077-ST-HCV-HP (Form ID -1668) for CY 2026 printed by Scott Parsons in HUD Secure Systems/Public Housing Portal at 09/25/2025 11:13AM EST*