



THE HOUSING AUTHORITY OF BERGEN COUNTY

PHA PLAN

ANNUAL PLAN
FOR FISCAL YEAR 04/2022

Table of Contents

EXECUTIVE SUMMARY	3
ANNUAL PLAN FISCAL YEAR 4/2022	4
Housing Needs.....	4
Current Program Statistics	5
Affordable Housing.....	7
List of Programs and Buildings	8
FINANCIAL RESOURCES.....	9
Fiscal Audit	10
References	10

Attachments

- (a) Form HUD -50075-HCV
- (b) PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations (form HUD-50077-ST-HCV-HP).
- (c) Civil Rights Certification (form HUD-50077-CR)
- (d) State/Local Government Certification of Consistency with the Consolidated Plan (form HUD-50077-SL)

EXECUTIVE SUMMARY

BACKGROUND

The PHA Plan is a comprehensive guide to the Housing Authority's policies, programs, operations, and strategies for meeting local housing needs and goals. Established by Section 5A of the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.) and amended by the 2008 Housing and Economic Recovery Act (HERA), the PHA Plan requires public housing authority's (PHA) that have a combined unit total of 550 public housing units and section 8 vouchers, not designated a troubled agency under the Public Housing Assessment System (PHAS), nor as a troubled public housing agency during the prior 12 months, and does not have a failing score under the Section 8 Management Assessment Program (SEMAP) during the prior 12 months, must identify the ways and means for which they will meet local housing needs with available resources.

The Housing Authority of Bergen County (HABC) therefore submits for review this Annual PHA Plan for fiscal year beginning April 1, 2022.

STRATEGY

Through various federal resources the HABC provides assistance to over 4500 households monthly. The Authority is committed to creating and preserving affordable housing, permanently re-housing homeless families, preventing homelessness for families at-risk of losing their housing, creating housing affordability for extremely low and low income families, creating self-sufficiency for assisted working families and being an overall community solution to issues affecting low income and vulnerable renting households in the County.

Major upcoming initiatives include:

- Lease Up of 70 affordable rentals for senior & special needs households in Upper Saddle River, NJ
- Construction of 35 affordable rentals for families in Closter, NJ
- Secure funding for the construction of 124 affordable senior rental apartment building with senior activity center and health department in Fort Lee, NJ
- Acquisition of real property for the development of a mixed-use project to include affordable family rental units and the housing authority offices in Hackensack, NJ
- Issue Request for Proposal (RFP) to issue 100 Section 8 project-based housing choice vouchers to existing affordable developments

The HABC will also explore new opportunities to contract for housing search and mental health service supports for the most vulnerable extremely low-income renter households in the community. The Authority will also continue to partner within the community with municipalities and agencies to expand the construction of new affordable rental housing opportunities for low income, elderly, non-elderly disabled, homeless/at-risk, veteran and low-income family populations.

HABC continues to meet targeted projections established in our most recently submitted 5-yr Plan for the years 2020-2025. The Authority's PBV awards to the Upper Saddle River and Closter projects, in addition to future construction projects which are presently in planning, predevelopment planning stages or firming financing commitments in Hackensack, Woodcliff Lake and Fort Lee support our agency goals and meet Authority mission. These construction projects, along with our standing commitment setting aside 20% of our tenant based rental assistance subsidies to homeless households, has firmly established the Housing Authority of Bergen County as a true community resource and partner.

ANNUAL PLAN FISCAL YEAR 4/2022

HOUSING NEEDS

Section 8 Housing Choice Voucher Program

The HABC currently provides average monthly tenant-based rental assistance to 3300 families and RAD rental assistance to 498 families. The number of households fluctuates throughout the year, as families are removed and added program due to new admissions, portability and termination.

The HCV wait list was last opened January 19, 2019, there were 12,679 applicants, and 350 were selected by lottery to the wait list. The HABC currently is presently reviewing eligibility and housing the remaining 232 applicants on the HCV wait list and expects to re-open the program wait list in early 2022.

HABC is located in a HUD mandated Small Area Fair Market Rent jurisdiction, consequently we apply 73 different payment standards throughout our operating area to promote housing choice in high income areas. We continue to maximize voucher utilization, lease up timeframes and program expenditures for the program to aid in meeting local housing needs.

Moving to Work (MTW)

HABC has applied for MTW status under Cohort 4 “Landlord Incentives” in the most recent expansion of the demonstration program and is awaiting selection announcements.

Mainstream

The Authority has been awarded \$648,459 in two Mainstream awards of 46 vouchers. Mainstream assistance is targeted assistance for non-elderly, disabled, homeless or at-risk of homelessness households. This assistance is issued to eligible households on the County Housing Prioritization List (CoC Coordinated Assessment List / VS-SPDT). This program is presently leasing at 100%.

Rental Assistance Demonstration Program (RAD)

The HABC has 498 RAD units in 6 building, only 65 units are family housing. The Boiling Spring wait list for studio apartments and Carucci Apartments were opened in 2021. Waits list for all buildings are closed.

Boiling Springs, East Rutherford

Studio – 139 Applicants, Opened January 2021

One Bedroom – 194 Applicants

Carucci Apartments, Lyndhurst

One Bedroom – 450 Applicants, Opened May 2021

David F Roche, Dumont

One Bedroom - 167 Applicants

Highland View Apartments, Palisades Park

One Bedroom – 167 Applicants

DeSimone & Ramapo Brae Townhomes, Ramsey & Mahwah

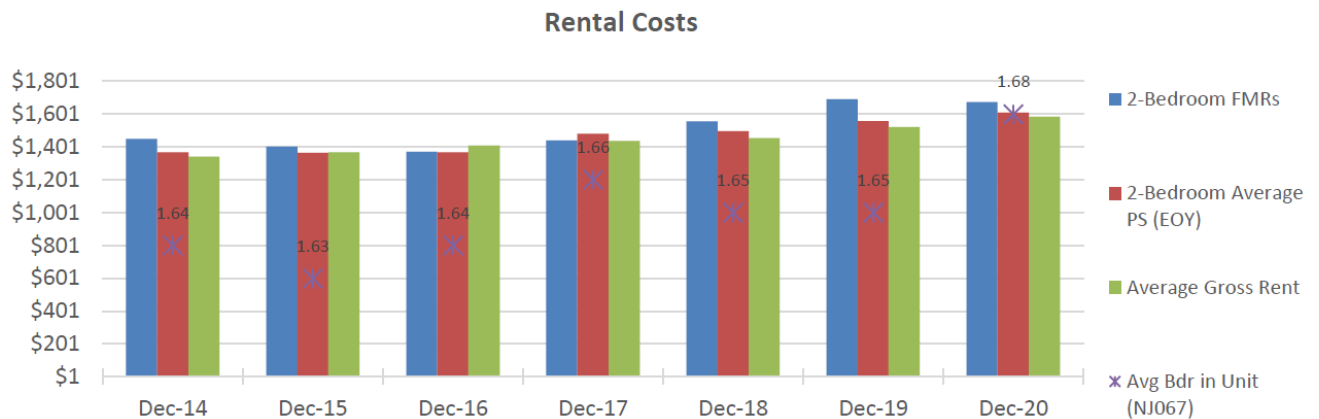
Two Bedroom – 548 Applicants

Three Bedroom – 418 Applicants

CURRENT HCV PROGRAM STATISTICS

Bergen County remains one of the least affordable areas to live in the country and maintains a steady increasing housing cost. The 2021 eviction moratorium, rising inflation and low vacancy rates have been consequences of the pandemic that have greatly affected program clients and applicants.

The data collection has always exemplified the need for affordable housing and rental assistance in Bergen County, which has only been made more poignant by the pandemic.

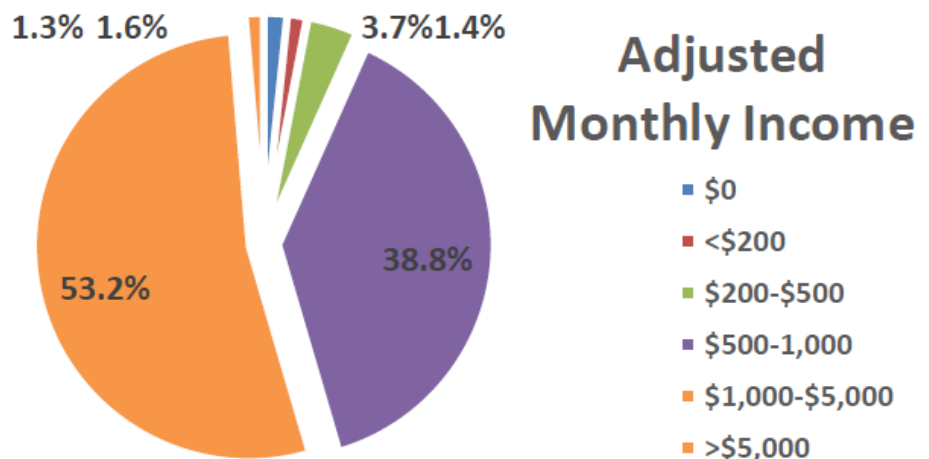


Note: Approximately 100.0% reside in the primary metro/non-metro area.

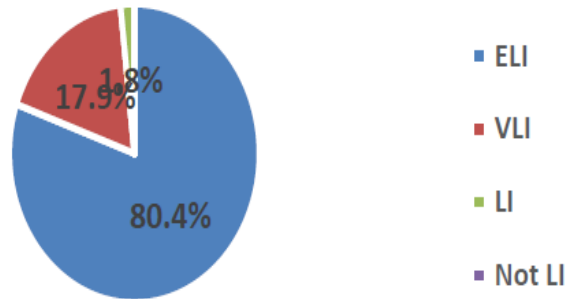
Average monthly adjusted income of program participants, according to PIC reported data in the US Department of Housing and Urban Development’s (HUD) Tool of Tools is between \$1000-\$5000 a month, and the majority of new admissions are overwhelmingly extremely low income households with gross annual incomes less than 30% of AMI.

The largest portion of participants on HABC programs remains disabled and elderly households. The demand for both housing units or rental assistance for this population continues to FAR exceed the production of affordable units and availability of rental assistance.

Coronavirus Aid Relief and Economic Security (CARES) Act direct assistance to households reduced the number of households living below the poverty level from 6.8% in 2020 to 5.7% in 2021, and median household income is steadily increasing. The 2020 median being \$108,827.



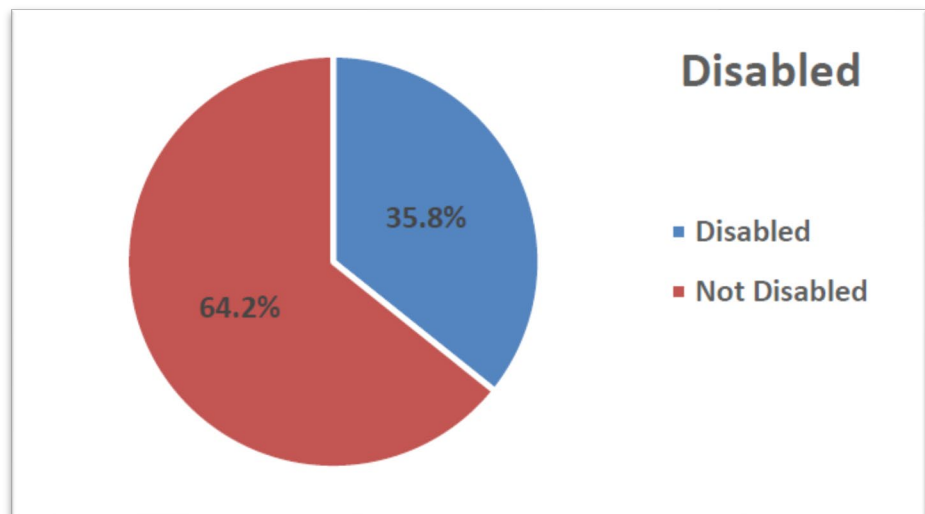
New Admissions Income



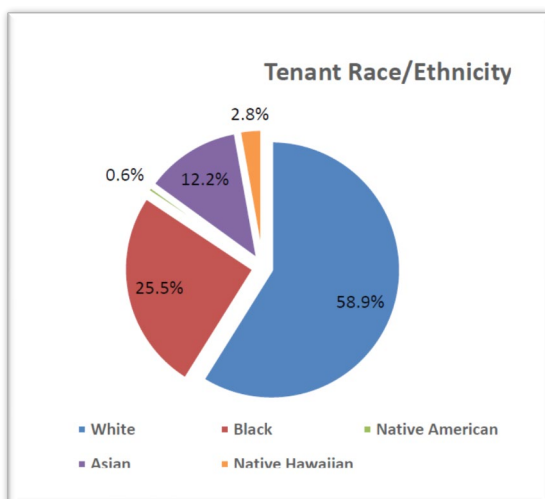
Census data collection was disrupted by the outbreak of the Coronavirus. Most recent reporting still relies on 2019 data with current reporting estimates of the population for Bergen County as 955,732, of which 21% are Hispanic, 16% Asian and 7%

Black/African American.

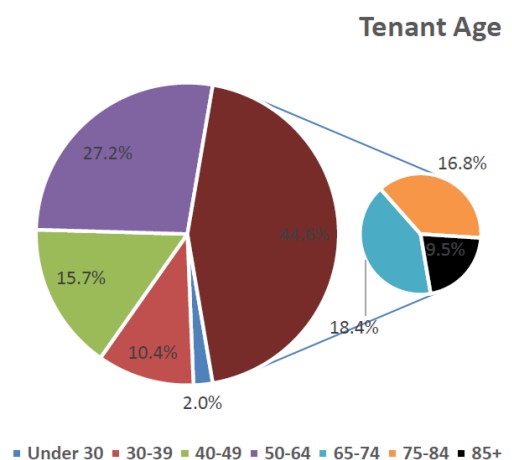
There are 360,816 housing units in the county, as of 2019, which 64.4% are owner-occupied. The average median value of owner occupied housing was \$469,500 and median gross rent as \$1506. As with most other costs, the pandemic greatly affected housing costs. Increases in housing sales exceeded double digits and median gross rent jumped excessively, which vacancy rates plummeted from the 4.8% of 2020 to all-time lows in single digits.



Therefore, we estimate that gross rent housing costs have risen 25% or greater in areas throughout the County.



All of the graphics highlight program statistics of the HABC Section 8 Housing Choice Voucher (HCV) program for the period of January 1, 2021 through September 30,



2021.

HABC PHA PLAN 2022

Across all rental assistance programs administered by the Housing Authority of Bergen County the largest number of participant households are in one-bedroom units.

Further, assisted households are generally housed appropriately, with the exception of very large households due to the lack of large bedroom units.

The HABC has established preference for the following household types for all our units or assistance programs: Homeless, Elderly, Disabled, and Veterans that live, work or train in Bergen County. Resident homeless families can be added to the Section 8 HCV wait list at any time so long as they meet HUDs definition of homeless.

Most importantly, the HABC continues to review and adjust payment standards to increase program participation within funding limitations to meet the demand for affordable housing within the county for these vulnerable populations. The Authority is an active participant and leader in the County's Continuum of Care (CoC) and utilizes

Overhoused/Underhoused			
Bedrooms	Voucher Size Count	Unit v. Voucher	
		Unit Size > Voucher Size	
		Unit Size <= Voucher Size	
0	27	9	33.3%
		18	66.7%
1	990	160	16.2%
		830	83.8%
2	453	43	9.5%
		410	90.5%
3	281	11	3.9%
		270	96.1%
4	83	3	3.6%
		80	96.4%
5	27	2	7.4%
		25	92.6%
6	5	-	-
		5	100.0%

Average People Per Voucher Bedroom	1	2	3	4	5	6	7	8
	1.12	2.25	3.44	4.37	5.37	7.20	-	-

the Vulnerability Index — Service Prioritization Decision Assistance Tool (VI-SPDAT) – referred to locally as the “prioritization list” – which is an assessment tools used to allocate assistance to homeless households. The prioritization list is relied upon to produce consistent results and target resources to the most vulnerable households. Countywide, all stakeholder agencies have faith in the assessment tool and its overwhelming success at housing the most vulnerable as well as the most hard to house.

AFFORDABLE HOUSING

In addition to the RAD units, the Housing Authority of Bergen County, in partnership with our non-profit real estate development arm – the Housing Development Corporation of Bergen County (HDC) – manages additional affordable rental units throughout the County. This portfolio is comprised of 221 units of Multi-Family Housing and 155 Low Income Housing Tax Credit Program units. The total portfolio is 25 buildings/982 units. Average annual vacancy rate for the entire portfolio for 2021 was 2.33% this is higher than normal as a consequence of the pandemic. Turnover is exceptionally low and average re-leasing increased as consequence of the pandemic from 45 days in 2020 to 60 days in 2021

Wait Lists for the affordable units are:

Hasbrouck Heights Senior Housing	165	Grove Street Senior Housing	52
Silver Maple Gardens Sr. Hsg	37	Fairview Gardens	224
Saddle River Senior Housing	130	Northvale Senior Residence	90
Northvale Manor and Heights	79	Old Tappan Senior Housing	143
Saddle Brook Senior Housing	93	Emerson Veteran Housing	5

List of Programs and Buildings

Tenant-based rental assistance	No. leased	Voucher Allotment
Housing Choice Voucher	3,234	3,586
Continuum of Care (CoC) Tenant-based	85	85
CoC – Sponsor-based	19	19
CoC – Project-based	7	8
TBRA – HOME program	24	33
HOPWA	36	41
Project-based rental assistance	No. of Units	Location
<u>Housing Development Corp. owned</u>		
RAD Units		
Boiling Springs (RAD)	142	East Rutherford, NJ
Carucci (RAD)	98	Lyndhurst, NJ
David F. Roche (RAD)	99	Dumont, NJ
Highland View (RAD)	94	Palisades Park, NJ
Mahwah (RAD)	54	Mahwah, NJ
Ramsey (RAD)	11	Ramsey, NJ
PBV Units		
Hasbrouck Heights	31	Hasbrouck Heights, NJ
Grove St (LIHTC)	25	S. Hackensack, NJ
Silver Maple Gardens	20	Bogota, NJ
Fairview Gardens	9	Fairview, NJ
Franklin Lakes Supportive Housing (LIHTC)*	39	Franklin Lakes, NJ
Saddle River	18	Saddle River, NJ
Northvale Senior Residence (LIHTC)	29	Northvale, NJ
Northvale	21	Northvale, NJ
Old Tappan	29	Old Tappan, NJ
Saddle Brook Senior Housing	30	Saddle Brook, NJ
MLK Senior Center	4	Hackensack, NJ
Emerson Veteran Housing	14	Emerson, NJ
Multi-family Section 202 Units		
River Vale Senior Residence (LIHTC)	49	River Vale, NJ
Brookside Gardens	134	Bergenfield, NJ
Ridgecrest Apartments	129	Ridgewood, NJ
Lehmann Gardens	35	Park Ridge, NJ
<u>Private / Non-profit owned</u>		
PBV Units		
The Heritage	45	Lyndhurst, NJ
Montvale Commons (LIHTC)	10	Montvale, NJ

**managed by development partners*

FINANCIAL RESOURCES

The financial resources that are anticipated to be available to the PHA for the support of Federal tenant-based Section 8 Housing Choice Voucher assistance programs, other rental assistance and homeless prevention programs administered by the PHA during the plan year are outlined below.

1	Federal Grants		
a	Annual Contributions for HCV/Section 8		
	HCV Section 8	\$	44,094,012
	Program Administration Fees	\$	4,076,955
	RAD PBV HAP	\$	2,328,108
b	Emergency Solutions Grant	\$	450,000
c	Emergency Solutions Grant CV1	\$	956,656
d	Emergency Solutions Grant CV2	\$	1,329,177
d	Home Investments Partnership	\$	375,000
f	Shelter Plus Care Program	\$	1,835,926
g	Section 8 Mainstream Vouchers	\$	648,459
	Alternatives to Domestic Violence – RRH	\$	250,000
2	Prior Year Federal Grants (unobligated)	\$	-
3	RAD Development Dwelling Rental Income	\$	1,840,464
4	Other Income		
	HOPWA	\$	452,845
	Management Fees	\$	1,652,756
5	Non-Federal Sources:		
	County Funds - HHH Center	\$	808,466
	County Funds - MLK Senior Center	\$	106,728
	State Funds	\$	240,000
	Total Resources	\$	61,445,552

HABC PHA PLAN 2022

Fiscal Audit

The HABC most recent audit for fiscal year ending March 31, 2021 conducted by Novogradac, an independent auditor, was without findings. Both the HABC and HDC received unmodified opinions.

References

The HABC utilized information available on the United States Census Bureau [website](#).

US Department of Housing and Urban Development Two Year Tool and Tool of Tools.

DATA USA: Bergen County, NJ

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 02/29/2016
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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-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, 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 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 housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.				
A.1	PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<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 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. 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.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>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.</p>
B.6	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(a) 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>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

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

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

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

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

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

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 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Housing Authority of Bergen County

NJ067

PHA Name

PHA Number/HA Code

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

Name of Authorized Official - Lynn Bartlett

Title - Executive Director

Signature



Date - November 1, 2021

**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, Angela Drakes, the Deputy Director, Bergen County Community Development
Official's Name *Official's Title*

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

Housing Authority of Bergen County

PHA Name

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

Bergen County, New Jersey

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.

HABC Plan facilitates the maintenance of and access to decent, safe and affordable housing in the County
of Bergen. HABC is a partner who plays an impotatnt role in the Bergen County's Continuum of Care by
prioritizing housing for the most vulnerable populations.

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

Angela Drakes

Signature

Angela Drakes

Title

Deputy Director

Date

11/4/21