FIVE-YEAR PHA Plan
(2021-2025)
### A. PHA Information.

**A.1** PHA Name: **The Housing Authority of the City of Trenton**  
PHA Code: **NI005**

**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): **01/2021**  
**PHA Plan Submission Type:**  ✔ 5-Year Plan Submission  
☐ Revised 5-Year Plan Submission

**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 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.

The Trenton Housing Authority will have a complete 5 Year / Annual Plan in the Administration Building at 875 New Willow Street, available for review. The plans will also be on the Trenton Housing Authority’s website, [http://www.tha-nj.org/about](http://www.tha-nj.org/about).

### B. 5-Year Plan. Required for all PHAs completing this form.

**B.1 Mission.** State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.

The Trenton Housing Authority (THA) is committed to providing decent, safe and sanitary affordable housing that is well constructed, carefully maintained and expertly managed. We seek to identify projects that have the potential to act as a catalyst for the revitalization of neighborhoods in the City of Trenton. We promote self-sufficiency among the families that reside in our communities by partnering with local agencies and organizations to provide education, training, employment and business opportunities.
B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

PHA Goals:

- Expand the supply of assisted housing: The THA will increase the availability of decent, safe, and affordable housing by:
  - Redeveloping its Frazier Court II (former Campbell Homes) property, which is currently vacant and non-performing, in accord with HUD's Rental Assistance Demonstration Program (RAD). THA plans to submit a financing plan in 2021.
  - The THA plans on developing a Homeownership program.
  - Submit a Transformation Plan for the CHOICE Neighborhood planning grant. This transformation plan in the North Trenton Battle of Monument neighborhood will increase affordable housing.

- Improve the quality of assisted housing: The THA will improve the quality of assisted housing by:
  - Refine Standard Operating Procedures to ensure that preventative maintenance and work orders are being performed in a timely manner with quality workmanship.
  - Implement an aggressive Quality Control Program for work orders and unit reconditioning and rehabilitation.
  - Review standard materials list to ensure that the most cost efficient, durable and aesthetically pleasing materials are being utilized.
  - Continue to pursue the conversion of THA properties to a Section 8 Funding platform under HUD's Rental Assistance Demonstration (RAD) program.
  - Submit a Transformation Plan for the CHOICE Neighborhood planning grant. This transformation plan in the North Trenton Battle of Monument neighborhood will improve the quality of affordable housing.

- Provide an improved living environment:
  - Upgrade community space and common areas and add amenities where feasible.
  - Install landscape and parking improvements throughout all THA properties.
  - Install new building entry doors and electronic key systems at all three-story walk-up buildings.
  - Upgrade video surveillance system throughout all THA properties (i.e. replace existing obsolete cameras, identify areas for installation of new cameras).
  - Continue an aggressive lease enforcement actions surrounding quality of life issues (i.e. littering, illegal dumping, unauthorized parking, poor housekeeping)

- To promote self-sufficiency among THA families:
  - Link residents to employment and education opportunities.
  - Promote homeownership and financial literacy.
  - Promote healthy and active lifestyles.
  - Increase enrollment in early childhood education.
  - Provide opportunities to residents to pursue careers in construction and related fields.
- To ensure equal opportunity in housing for all Americans:
  - THA will undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability. This will be done through training of staff.
  - THA will undertake affirmative measures to ensure accessible housing is available to persons with all varieties of disabilities regardless of unit size required.
B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

THA continues to move forward toward meeting its Mission, Goals and Objectives:

- Toward the goal of increasing the supply of affordable housing, the THA is currently working to complete the redevelopment of one of its non-performing properties. The new construction at Turner Pointe began in October 2019 and the first half of the property was completed and leasing commenced in October 2020. The remainder of the property is scheduled to be completed by December 2020. Another non-performing property is Frazier Court II (former Campbell Homes). The THA has submitted a RAD application to HUD to convert this property to Project Based Rental Assistance. The THA has conceptual architectural plans and are in the process of strategizing the financing for this project.
- Toward the goal of improving the quality of assisted housing, the THA has established a robust quality control and customer service feedback program. The THA reviewed the materials used in apartment units, resulting in the upgrade of new flooring and cabinetry products.
- Toward the goal of promoting self-sufficiency, the THA has received a HUD Family Self Sufficiency Program Coordinator grant. In connection with our Community and Supportive Services Plan, the THA has partnered with several local supportive services organizations to provide education, recreation, and job training programs. The THA has implemented an aggressive Section 3 program designed to ensure that residents benefit from dollars being spent in connection with THA projects and programs.
- Toward the goal of improving the living environment, the THA upgraded trash compactors and compactor rooms at all Senior/Disabled buildings. Install landscape improvements at Wilson Homes, Haverstick Homes and Prospect Village. The THA began conducting a comprehensive assessment of its provision of site security services including an assessment of Security Personnel and an evaluation of current surveillance systems to ensure that the system is as efficient and effective as possible in the service of THA residents. THA has a current application in to HUD for an Emergency Safety and Security Grant. The THA recently upgraded the camera system and expanded on the security staff.
- Toward the goal of ensuring equal opportunity in housing for all Americans, the THA has established a regular training schedule for its staff in the areas of fair housing and equal opportunity.

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

(SEE ATTACHMENT)
<table>
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<th>B.5</th>
<th><strong>Significant Amendment or Modification.</strong> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</th>
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<th>B.6</th>
<th><strong>Resident Advisory Board (RAB) Comments.</strong></th>
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<td>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</td>
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<td>(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.</td>
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<th><strong>Certification by State or Local Officials.</strong></th>
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<td><strong>Form HUD 50077-SL. Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan,</strong> must be submitted by the PHA as an electronic attachment to the PHA Plan.</td>
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Violence Against Women Act (VAWA)
Violence Against Women Act (VAWA)

Violence Against Women Act (VAWA) requires PHAs to describe any goals, objectives, policies or programs that enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. The THA supports the goals and objectives of VAWA and will comply with its requirements.

- THA Safety Staff will respond immediately to all reports of domestic violence and immediately notify Police, Public Housing Managers and Resident Services of such acts of violence and request appropriate protections and services.

- The THA has completed a full review and revision of its Public Housing Admissions and Continued Occupancy Policy (ACOP) and Public Housing Lease in accordance with PIH-2017-08 notice, Violence Against Women Reauthorization Act of 2013. The THA has amended its lease to include the lease addendum for Violence Against Women and Justice Department Reauthorization Act of 2005. No perspective tenant that is the victim of domestic violence will be denied housing or no tenant will be evicted for same.

- The THA has partnered with Womanspace to provide ongoing training to THA staff. The Womanspace Community Education provides speakers for civic associations, community and faith-based organizations, businesses, schools and others who are interested in understanding interpersonal abuse and violence. By learning more about the issues, community members can become an integral part of the coordinated community response necessary to support victims and hold abusers accountable for their actions.
RAB Board for
FIVE-YEAR PHA Plan
Jelani Garrett  
Executive Director

On Wednesday, November 4, 2020, senior management of the Trenton Housing Authority met with the Trenton Housing Authority’s Resident Advisory Board (RAB) representing the residents of the Housing Authority. The THA staff gave a presentation on the 2021-2025 5-Year plan & 2021 Annual plan and we advised as to how the Housing Authority approached the planning for the utilization of the anticipated funding. In addition, the various programs and initiatives of the Housing Authority were discussed. The review included an update on the redevelopment of Turner Pointe, Choice Neighborhood Planning grant, Frazier Court II (former Campbell Homes), Family Self-Sufficiency program and attaining a Section 32 Homeownership program.

Upon conclusion of the meeting, the representatives were pleased with the direction of the Housing Authority and offered the following comments:

Would like THA to focus on modernizing the kitchens in the senior / disable buildings. Would like additional camera throughout sites, buildings, and elevators.

In lieu of a Public Meeting, we posted the draft plan on our website and allowed for comments to be emailed or called in. There were no comments related to the annual plan.
ATTACHMENT

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

I, W. Reed Gusciora, the Mayor

Offical's Name

Offical's Title
certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

The Housing Authority of the City of Trenton

PHA Name

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

Impediments (AI) to Fair Housing Choice of the

City of Trenton

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

The Trenton Housing Authority (THA) Annual Plan is consistent with the City of Trenton’s goals and mission to provide decent, safe and affordable housing for the residents of the City. In addition, THA and the City share a common goal to improve the quality of life for residents of the City of Trenton.

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

W. Reed Gusciora

Title

Mayor

Signature

Date

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form HUD-50077-SL (12/2014)