

**RESOLUTION  
of the  
HOUSING AUTHORITY OF THE  
TOWNSHIP OF MIDDLETOWN**

**Resolution No. 2025 - 12**

**A RESOLUTION FOR THE MIDDLETOWN HOUSING AUTHORITY  
ADOPTING THE PUBLIC AGENCY FIVE-YEAR PLAN AND ANNUAL PLAN  
FOR FISCAL YEAR BEGINNING JULY 1, 2025**

**Board Meeting Date: March 12, 2025**

**Date Adopted: March 12, 2025**

**WHEREAS**, the Middletown Housing Authority has adopted a Public Housing Agency Five-year Plan and Annual Plan that outlines the mission, goals and objectives of the Housing Authority for fiscal year beginning July 1, 2025; and

**WHEREAS**, the Plan is required by the United States Department of Housing and Urban Development (HUD) of housing authorities operating the Public Housing program and/or Housing Choice Voucher program; and


**WHEREAS**, the Plan was available for public review and comment beginning December 16, 2019 for a period of no less than forty-five (45) days; and

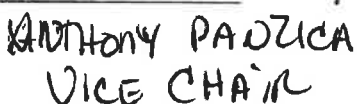
**WHEREAS**, the Housing Authority conducted a Public Hearing on January 30, 2025, to receive public comments and none were received; and

**WHEREAS**, the Plan attached hereto as "Exhibit A" is hereby incorporated and adopted by reference; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the Township of Middletown, hereby, adopts the attached Public Housing Agency Five Year Plan and Annual Plan for fiscal year beginning July 1, 2025.

  
\_\_\_\_\_  
Susan Thomas  
Executive Director/Secretary

  
\_\_\_\_\_  
Richard Kolber  
Chairman

  
ANTHONY PADZICA  
VICE CHAIR

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

**A. PHA Information.**

**PHA Name:** Housing Authority of the Township of Middleto **PHA Code:** NJ081  
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 07/2025  
**The Five-Year Period of the Plan (i.e., 2019-2023):** 2025-2029  
**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 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.

**A.1** **How the public can access this PHA Plan:** The draft 5-Year Plan is available for review at the Housing Authority office and online at [www.mhanj.net](http://www.mhanj.net).

**PHA Consortia:** (Check box if submitting a Joint PHA 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	
				PH	HCV

**B. Plan Elements. 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 Middletown Housing Authority exists to provide adequate, affordable housing for eligible families and to promote the social well-being and economic independence of residents in an appropriate environment.**

**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.  
**Please see attached**

**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.  
**Please see attached**

**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.  
**1. All Plans have been rewritten and are in full compliance with the VAWA requirements. 2. All applicants and tenants have been informed of their rights under the**

VAWA both upon move in and annually. 3. HCV landlords have also been informed of their responsibilities under VAWA. 4. The MHA refers victims of domestic violence to the Monmouth County Prosecutors Office and 180 Turning Lives Around for assistance and counseling.

**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.  
 A "substantial deviation" in the Five Year Plan is defined as any change in the mission statement or any change in the definitions of the goals and objectives. A "significant amendment or modification" in the Annual Plan is defined as: (a) changes to rent or admission policies or the organization of the waiting list, (b) additions of non-emergency work items or a change in the use of replacement reserve funds; and (c) any change with regard to demolition, disposition, designation, homeownership or conversion activities.

**C.2** **Resident Advisory Board (RAB) Comments.**  
 (a) Did the RAB(s) have comments to the 5-Year PHA Plan?  
 Y  N   
 (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  N   
 (b) If yes, include Challenged Elements.  
**To be determined.**

**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:** NJ081-Housing Authority of the Township of Middleto form HUD-50075-5Y (Form ID - 1972) printed by Susan Thomas in HUD Secure Systems/Public Housing Portal at 01/07/2025 02:17PM EST

## B2. Goals And Objectives

1. **PHA Goal:** Continue to improve the quality of assisted housing.  
**Objective:** Increase customer satisfaction to 100%; achieve and maintain passing unit inspections; proactive maintenance of all units; complete work orders with an 8 hour day.
2. **PHA Goal:** Increase assisted housing choices.  
**Objective:** Conduct outreach to potential landlords to encourage leasing to HCV recipients; educate interested landlords about the advantages of leasing to HCV tenants; inform and educate the direct deposit ease of receiving rent; work with local realtors to find potential rental units.
3. **PHA Goal:** Provide an improved Quality of Life amongst residents.  
**Objective:** Continue to renovate and modernize Daniel Towers and Tomaso Plaza common areas. Upgrade common areas to include the common lobby areas; Community Room; common area bathrooms; upgrade all common area furniture. Upgrade camera system for state of the art security; install new door system to also support secure entrance and exit.
4. **PHA Goal:** Improve Building Infrastructure  
**Objective:** Replace existing water heater system and upgrade to energy efficient hot water heater and boiler system.
5. **PHA Goal:** Promote employment and self sufficiency of families and individuals.  
**Objective:** Assist the PHA population receiving subsidy in their efforts to obtain employment. Post job opportunities on our website. Inform contractors of the Section 3 program. Provide, encourage and attract support services to improve the employability of assistance recipient. Encourage support services that increase the independence for the elderly and families with disabilities.
6. **PHA Goal:** Ensure equal opportunity and affirmatively further fair housing for all.  
**Objective:** Ensure affirmative measures are taken to provide a suitable living environment for 100% of families living in assisted housing, regardless off race, color, religion, national origin, familial status, sexual orientation or disability. Take all opportunities to provide accessibility to housing persons with disabilities regardless of unit size.
7. **PHA Goal:** Remain Current with Changes and Implementations  
**Objective:** Implement HOTMA and NSPIRE compliance as per HUD guidance.

### **B3. Progress Report**

1. Compliance with a unit turn around to maximum 14 days – often sooner. This goal is ongoing.
2. Parking lots revitalized to contain new sidewalks, gazebo, landscaping, assigned parking, patios and outdoor furniture. This goal is complete.
3. Improved and increased Maintenance Staff to handle repairs within a 24 hour timeframe. This goal is ongoing.
4. Updated training and software to better facilitate the program. This goal is ongoing.
5. Increase lease up for HCV program due to increased payment standard to 110%. This goal is complete.
6. Less abatements of HAP due to aggressive proactive inspections. This goal is ongoing.
7. Monthly informative sessions from various local agencies to current topics regarding safety, health or programs offered. This goal is ongoing.
8. The PHA continues to support and encourage education and job training for personnel to stay informed and deliver optimum services. This goal is ongoing.

<b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB No. 2577-0226 <b>Expires 09/30/2027</b>
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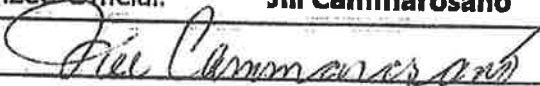
**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan**

I, Jill Cammarosano, the Community Development Mgr certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the NJ081 - Housing Authority of the Township of Middleto 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 Middletown Township, Monmouth 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.

Provide decent, safe, sanitary and affordable housing opportunities for low-income families as stated in the Township Caper Section CR-30.

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: <b>Jill Cammarosano</b>	Title: <b>Community Development Mgr</b>
Signature: 	Date: <u>1-7-2025</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: NJ081-Housing Authority of the Township of Middleto form HUD-50077-SL (Form ID - 2582) printed by Susan Thomas in HUD Secure Systems/Public Housing Portal at 01/07/2025 11:24AM EST**

**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 09/30/2027

**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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year 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 fiscal year beginning 07/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Housing Authority of the Township of Middleto

NJ081

PHA Name

PHA Number/PHA Code

I hereby certify that all the statement above, 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 Executive Director: **MS Susan Thomas**

Name of Board Chairperson: **Richard Kolber**

Signature: Date: 1/8/2025

Signature: Date: 1-8-2025

Executive Director Signature:

Board Chairperson Signature:

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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. 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:** NJ081-Housing Authority of the Township of Middleto form HUD-50077-CR (Form ID - 2328) for CY 2025 printed by Susan Thomas in HUD Secure Systems/Public Housing Portal at 01/07/2025 10:27AM EST