

B.3. Progress Report

PHA'S Progress of Goals and Objectives:

PHA Goal: Increase the supply of decent, safe and affordable housing by expanding the supply of assisted housing

Objective: Reduce unit vacancies to zero; leverage public/private funds to create additional affordable housing opportunities and apply for additional HCV vouchers when available.

Progress Report: The Authority successfully completed the conversion of all public housing units to RAD PBV vouchers. This enabled the Authority to secure substantial funding for future capital improvement needs to preserve the affordable housing stock into the future. The Authority successfully reduced turn-around time of vacant RAD PBV units to move in new residents. The turn-around times are now under 60 days. According to the HUD HCV Dashboard, 98.7% of the RAD PBV, and 97.3% of HCV units were leased as of December 2024.

PHA Goal: Improve the quality of existing housing

Objective: Improve Customer Satisfaction; achieve and maintain a 100%-unit inspection level in the HCV and RAD PBV programs and maintain customer satisfaction.

Progress Report: The Authority maintains a 100%-unit inspection level in the HCV and PBV programs. All new tenants also pre-inspect units before they move in. Additionally, the conversion of public housing units to RAD PBV vouchers provided funding to upgrade the buildings and units. The Authority installed high-tech exterior lighting at all buildings. It also installed interior and exterior security cameras for all locations to safely secure all surroundings for the residents. The Authority is upgrading the kitchens and baths and painting units as needed.

PHA Goal: Increase assisted housing choices

Objective: Conduct outreach efforts to reach 100% of potential participating voucher program landlords.

Progress Report: The Authority was successful in its outreach efforts as evidenced by its 97.3% leasing rate in the HCV program.

PHA Goal: Improve community quality of life and economic vitality

Objective: Improve community quality of life and economic vitality

Progress Report: Investments in community rooms and shared spaces, both indoors and outdoors directly enhance the quality of life for our residents by creating more comfortable, engaging, and supportive living environments. Our ongoing collaboration with the Town of West New York Senior Recreation further enriches this experience through social programming like bingo, community gatherings, and birthday celebrations.

PHA Goal: Promote family self-sufficiency

Objective: Assist unemployed households receiving public assistance in obtaining employment and provide or attract support services designed to increase independent living for the elderly and persons with disabilities.

Progress Report: This goal is on-going. The Authority will pursue funding opportunities for the family self-sufficiency program and ROSS service coordinator program.

PHA Goal: Ensure equal opportunity in housing for everyone

Objective: Undertake affirmative measures to provide a suitable living environment for 100% of the families in assisted housing regardless of race, color, national origin, sex, familial status, gender or disability. Undertake affirmative measures to ensure 100% accessibility to housing persons with disabilities regardless of unit size required.

Progress Report: The Authority is in full compliance with federal and state fair housing requirements. The Admin Plan has been updated to ensure administrative policies reflect the most up to date requirements.