

**10.0 (a) Progress in Meeting Mission and Goals & Objectives**

<b>Goals and Objectives</b>	
<b>Goals</b>	<b>Objectives</b>
Forecast Operating Subsidy.	Forecasted Operating Subsidy goals have been met. Under Asset Mgmt. the Projected Expense Level (PEL) tool provided by HUD has made forecasting total operating subsidy simpler. HACC budgets at 76-88% proration which help HACC meet its budge & financial goals.
Evaluate information for cost cutting decisions: a.) Prepare a budget that will result in a 7-10% savings over expenses for a 3 year period to create a reserve of approximately \$4 million (will meet HUD PHAS standards. b.) Each AMP to be a HUD High Performer under the FASS indicator by 2011.	Currently all cost cutting decisions are a joint effort with Managers, Department/Program Heads, and the Director of Finance, with approval from the Executive Director, strictly based on budgets, current funding (prorated subsidy), and current needs.
Develop detailed individual site evaluations using the new 5 PHAS Indicators to determine needs, strengths and weaknesses	To attain High Performance status and to operate at the highest possible level.
QC forms have been developed for tracking site performance- new monthly reports developed based on PHAS/MASS reporting indicators.	To assist management staff with a more efficient management tool.
Continue to maintain 95% PIC compliance	To stay in compliance.
Continue to comply with HUD mandate of 3% vacancy rate at each development	To stay in compliance.
	Increasing resident participation and satisfaction.
Establish a 501(c)(3) corporation	
To have 10 families participating in the Housing Choice Voucher Homeownership program to be homeowners by August 2009.	To continue to provide homeownership opportunities for families within our community.
Improve quality of life issues; enforcing all laws equally.	To continue to strive for better communities.
HACC will be creating a Non-Profit Foundation a.) Scholarships for HOPE VI Residents	To Continue to provide our residents with furthering their educational opportunities.

Attachment nj010n01

b.) Create outsourcing of development services to other PHA's	
Creating a Force Account with funding through the "American Recover Reinvestment Act" ARRA, which will provide 50 employment opportunities for residents.	To utilize ARRA in creating employment opportunities for our residents.
Promote the Assisted Living Program.	Continue to provide the program so the elderly can age in place.
Expand the HACC's Green Initiative.	
Upgrade our Information Technology infrastructure with a new Broad Band Initiative	
Expand services delivered to the high-risk youth.	Expand our Youth Build Program.
HACC will expand Community Services at Baldwin's Run	
HACC will work with residents of Branch Village in preparation for submission of a HOPE VI Application to redevelop Branch Village.	To apply for a HOPE VI for Branch Village and continue to provide new development opportunities for our distressed housing developments.
Improve public housing management: (PHAS score)	2007 Score of 76
Improve housing choice voucher management: (SEMAP)	2007 Score of 86
Increase customer satisfaction	We have updated the HACC Website for better customer service feedback, resident meeting are held once each month with site management.
Concentrate on efforts to improve specific management functions	Continue to provide Asset Mgmt. Training & Project Based Accounting Training with outside consulting firm. CFO In-service training has been provided for preparation of Budgeting for Site Based Accounting. Weekly meetings are held as needed.
Renovate or modernize public housing units:	Apply for HOPE VI for Branch Village development. HACC has retained two developers who are responsible for the application submission.
Homeownership opportunities: Apply for additional Section 8 vouchers: we are continuing to look for voucher opportunities.	Section 8 continues to implement their homeownership program; There will be 22 Homeownership units at the new Roosevelt Manor: There are 30 participants enrolled in the program. We have all residents pre-qualified to purchase homes on-site.
Implement public housing or other	Homeownership opportunities will be made

Attachment nj010n01

homeownership programs:	available at Roosevelt Manor. The PHA has a LIPH Homeownership Program and a Section 8 Homeownership Program. There are 30 participants in the program.
Implement measures to deconcentrate property by bringing higher income public housing households into lower income developments:	Mixing homeownership into our HOPE VI development projects, 22 Homeownership units at Roosevelt Manor and income tiering has been implemented at all HOPE VI properties. Working families are given preference during admission to LIPH.
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments	Mixed finance/HOPE VI sites using income tiering.
Implement public housing security improvements	The HACC continues to partner with State and Local law enforcement agencies. A plan has also been implemented to install security cameras and new lighting at a number of sites.
Increase the number and percentage of employed persons in assisted families	The HACC continues to work with residents of public housing and utilize the Section 3 program to further our goals.
Provide or attract supportive services to increase independence for the elderly or families with disabilities	Continue to implement the “Assisted Living” program at Kennedy and Westfield Towers. There are currently 50 participants enrolled in the program.
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability	HACC continues to qualify applicants based on the eligibility criteria as set forth by HUD’s Public Housing Occupancy Guidebook
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 or disability.	HACC continues to provide decent, safe, sanitary, and in good repair housing to our residents through annual UPCS inspections to monitor and address any repairs needed to units.
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required	All housing developments have designated handicap accessible units in different bedroom sizes. The ACOP is being revised in accordance with compliance of the Asset Management Model.
Create new ways to increase revenue for the HACC	Section 8 homeownership is being implemented, the HACC will benefit from the incentives being offered by HUD. Privatization of several developments is proving to be profitable for the HACC. An Asset

Attachment nj010n01

	management plan has been developed with a new Organizational Structure to increase efficiency and promote revenue. The Assisted living Program has also been a source of increased revenue.
Increase the quality of the current housing stock.	HACC will continue to use CFP funds to improve and upgrade its housing stock. Also, the ARA funding will increase the opportunities to continue improvements.
Create viable recreational facilities at Roosevelt Manor	The Community Center at Roosevelt Manor has been completed and fully operational with a Community Room, Management Offices, Day Care Center and Medical Center with Dental Care.
Adopt Asset Management Policy in accordance with new HUD rules and regulations	Continue to implement (1) Project-based funding, (2) Project-based budgeting (3) Project-based accounting (4) Project-based management (5) Project-based performance assessments. All Stop-Loss mandates from HUD are being followed to stay in compliance.