

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on **both** the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 550, and that was designated as a standard performer in the most recent PHAS or 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Warren County Housing Authority</u> PHA Code: <u>NJ102</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>671</u> Total Combined <u>671</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: A copy of the PHA's annual plan can be viewed at our public office located at 337 Water Street, Belvidere, NJ 07823 during normal business hours from Monday-Friday 8:30am to 4:30pm. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements														
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?														

	Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☒ ☐ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element below: Rent Determination. Due to a less than 75% sustained success rate, the PHA adopted Exception Payment Standards between 110-120% of FMR as of 7/1/25, which was reported to HUD in May 2025. (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☒ Choice Neighborhoods Grants. ☐ ☒ Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☒ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (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	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. SEE ATTACHED The Warren County Housing Agency continues to work toward our mission of providing safe, decent, and affordable housing for eligible low-income residents of Warren County. By the conclusion of 2025, the PHA expects to issue over 100 new vouchers from the current waiting list, while continuing to support ongoing participants through annual renewals, inspections and housing-related needs. 1) Enhance Public Awareness & Community Support – In 2025, the PHA invested in new website materials to better facilitate information access, including landlord resources. The agency also participated in several community awareness events, including County planning meetings and expos, such as the inaugural Warren County Veteran's Expo. 2) Achieve and Maintain High SEMAP Performance – Warren County Housing Authority's most recent SEMAP score for 2024 was 92%, achieving High Performer status. 3) Ensure Program Compliance & Prevent Fraud – In 2025, the PHA implemented additional fraud prevention techniques, including printed participant education, video briefing materials and a zero-income worksheet to further verify when a household does not report any

	income. Furthermore, the agency addressed, and is currently collecting repayment from, 16 participants due to previously unreported income discrepancies. 4) Improve Housing Quality – All new units undergo inspections to ensure standards are met. In the first half of 2025, 306 inspections were conducted with 75% passing initial inspection. In 2025, the PHA also implemented mobile inspection tools that enable onsite write-ups and photographic support for inspection reports. Additionally, a new Housing Inspector with NJ State Home Certification was added to staff to support PHA activities. 5) Maintain Program Integrity & Strengthen Operational Efficiency – Warren County Housing Authority upgraded internal software to ensure compliance with the latest HUD regulations and service to participants and landlords. The PHA also secured HOTMA compliance training certifications for all staff through the National Center for Housing Management, ensuring implementation of new income exclusions and definitions, as well as training for future HUD requirements. Additionally, 4 team members achieved various role-appropriate certifications from HCV Finance to NSPIRE Inspection standards through Nan McKay and Associates. Furthermore, a new Housing Program Assistant staff member was hired and onboarded to ensure consistent communication and service to participants and landlords. 6) Expand Landlord Participation & Support Families in Securing Housing – Warren County Housing Authority continues to build landlord relationships, regularly sharing available properties with potential tenants. Due to a limited rental inventory, the PHA also implemented increased payment standards at 110% and 120% of the Warren County Fair Market Rent to better reflect reasonable rents in market and allow new voucher recipients to locate eligible housing. 7) Enhance Portability Assistance – The PHA supported 23 successful port-out participants so far in 2025, as well as 2 port-in participants. Additionally, the PHA supported guidance for numerous additional households who did not ultimately exercise their portability rights. 8) Promote Independence for Elderly & Disabled Families – Warren County Housing Authority provides housing to Elderly and Disabled Families, with 48% of assisted head-of-household members being elderly and 56% disabled. The office also provides ongoing resource counseling in partnership with the County Office on Aging to ensure that elderly and disabled families needing assistance can utilize all available resources. 9) Protect Victims of Abuse – The PHA worked directly with the local agency, DASAC (Domestic Abuse & Sexual Assault Crisis Center), providing e
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. As an HCV-only PHA with no RAD or Project-Based Vouchers, Capital Improvements are not applicable.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) 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.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

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 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: NJ102-Warren County Housing Authority Form HUD-50075-HP (Form ID - 6192) printed by Marisa scurato in HUD Secure Systems/Public Housing Portal at 09/10/2025 03:22PM EST



WARREN COUNTY HOUSING PROGRAMS

337 WATER STREET | BELVIDERE, NEW JERSEY 07823 (908) 475-3989 | FAX (908) 475-8637

50075-ST PHA ANNUAL PLAN

(Fiscal Year beginning 1/1/2026)

B.3 Progress Report:

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