

Hackensack Housing Authority

Waiting List Statistical Information

Date: 2/2014

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All Housing Authorities Waiting List Information

- All Housing Authorities are required to adopt an Admission & Continued Occupancy Policy (ACAP) under the requirements of the federal public housing program. The policy establishes the framework for admission to public housing (i.e., placement on the waiting list, denying applicant's admission, offering units, transferring between units, payment of rent, inspections, continued occupancy requirements).
- The public housing rules provide that a Housing Authority may adopt local preferences which can be used in sorting its waiting list (i.e., residency, veterans, working families, etc.).
- Housing Authorities are allowed to screen potential residents based upon the established criteria contained in the ACOP. Screening must be fair, consistent and equal to all applicants to ensure non-discrimination and compliance with the Fair Housing Act.
- Applicants are accepted based upon availability of a unit, income restrictions, correct family size and acceptable screening.
- Staff are professionally trained to administer the ACOP.
- Housing Authorities are required to comply with the Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968.

Hackensack Housing Authority

Waiting List Information

- The Hackensack Housing Authority adopted its revised Admission & Continued Occupancy Policy in May of 2000. The policy was revised in order to comply with the requirements of the Quality Housing & Work Responsibility Act of 1998;
- The Hackensack Housing Authority adopted 3 local preferences in admission of applicants:
 - 1) Local residents
 - 2) Working Families
 - 3) Veterans
 - 4) Displaced caregivers

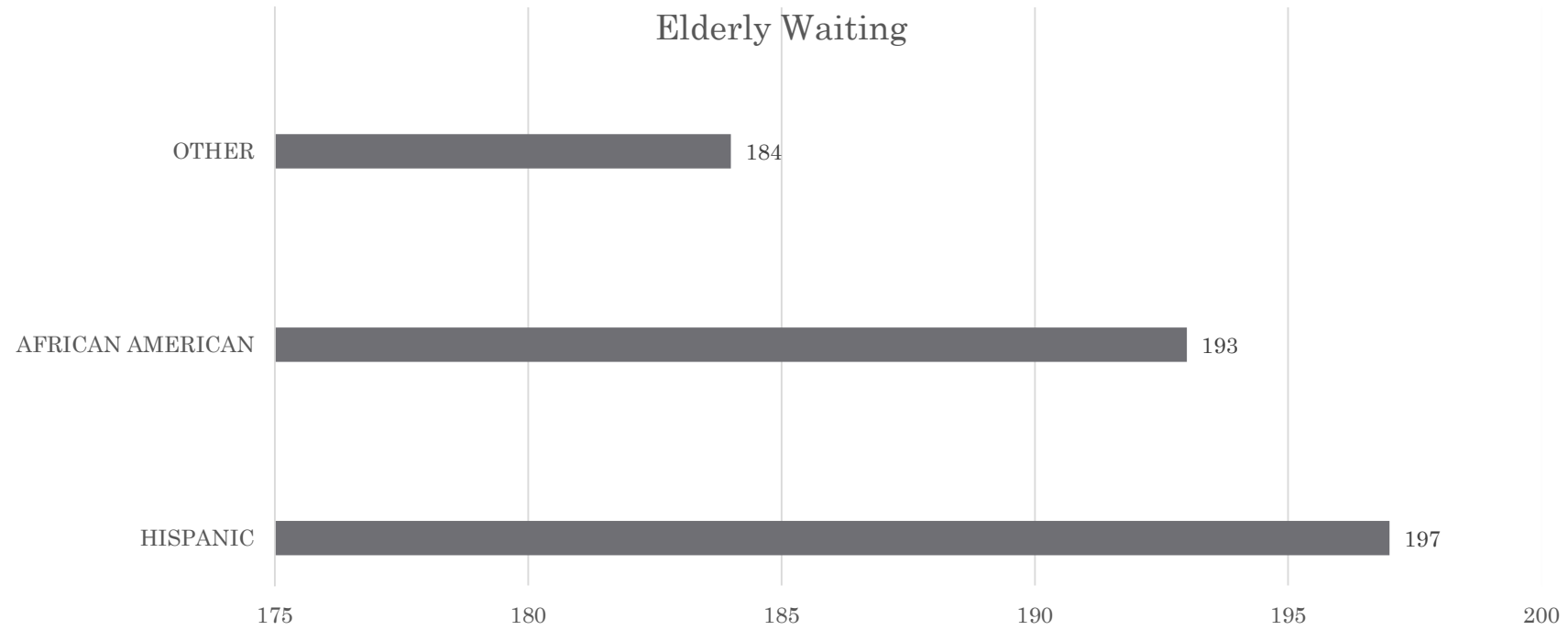
Each applicant may apply for any and all of the available preferences which are worth 1 point each. The point preferences are verified and aggregated together to determine total point value and placement of the waiting list. Applicants are placed on the waiting list in date order and based upon their point score. For example, an applicant that is a resident would receive 1 point and be placed on the waiting list behind all other applicants that have 1 point. An applicant that is a local resident and a veteran would receive 2 points and be placed on the waiting list behind all other applicants that have 2 points. A 2 point applicant would go ahead of all other applicants with 1 point.

Screening

- The Hackensack Housing Authority has an independent 3rd party under contract that reviews the applicants at the time of their admission to determine their suitability as a tenant.
- Applicants need a point score of at least 70 to be admitted to the public housing program;
- The screening encompasses criminal background check, credit check and other factors that will determine if the residents is capable of following the terms of the lease agreement and not disturbing the other residents.
- The Housing Authority also conducts a home inspection to determine the applicant's housekeeping habits and ability to follow the lease agreement.

Elderly Waiting List

Total List: 574 Applicants

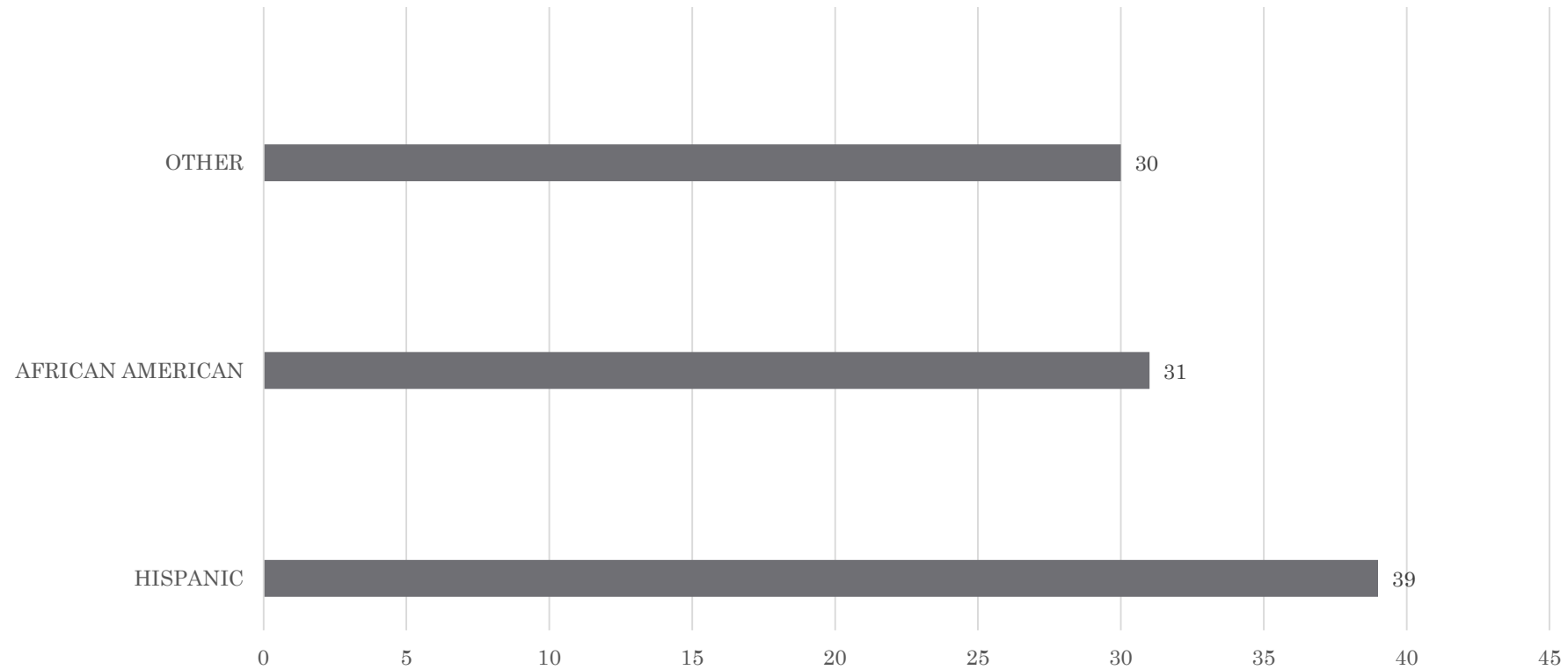


Widnall Towers-65 First Street

Current Residents

100 Units (20-1 bdr, 90-0 bdr)

65 First Street
Resident Profile

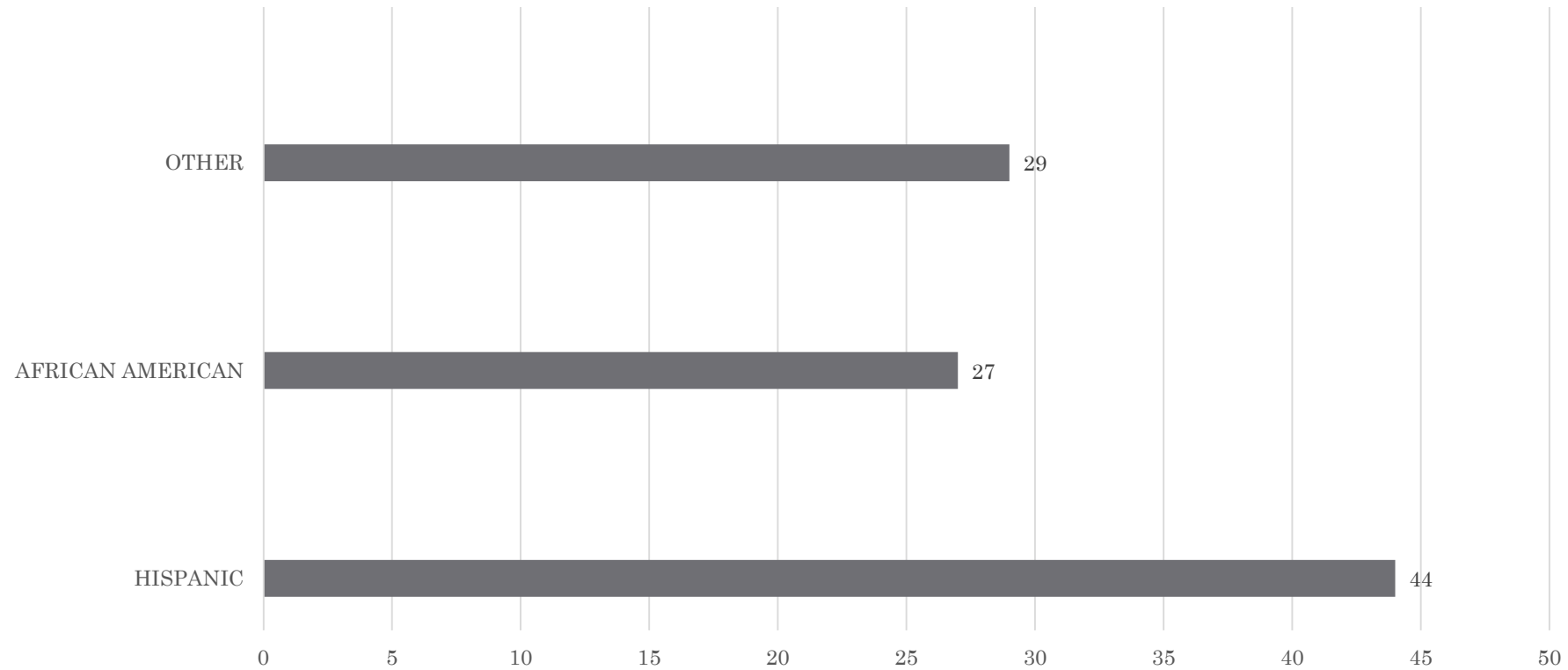


Harry Berkie Gardens-Kansas Street

Current Residents

100 Units (70-0 bdr, 26-1 bdr, 4-2 bdr)

60 Kansas Street
Resident Profile

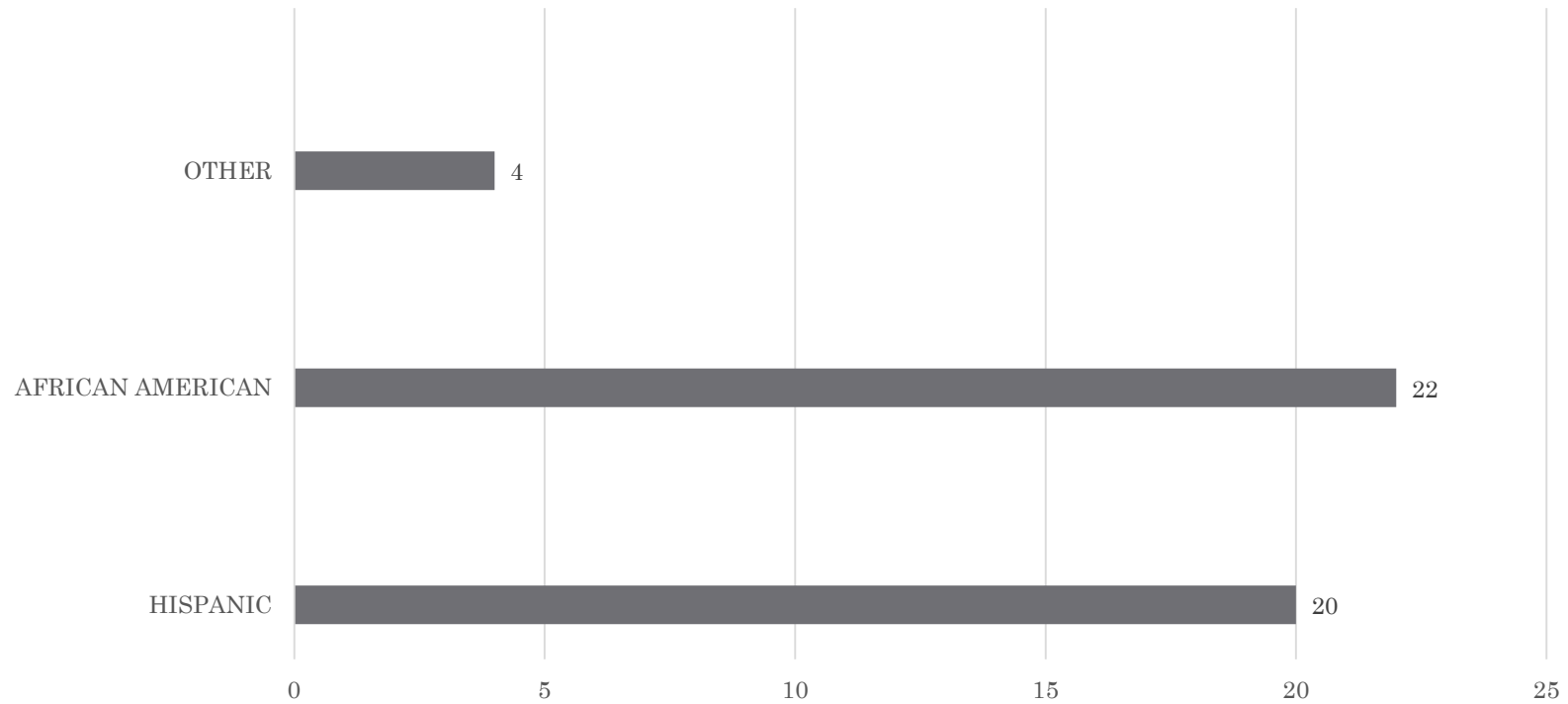


Barcelona Court-164 Beech Street

Current Residents

46 Units

164 Beech Street
Resident Profile

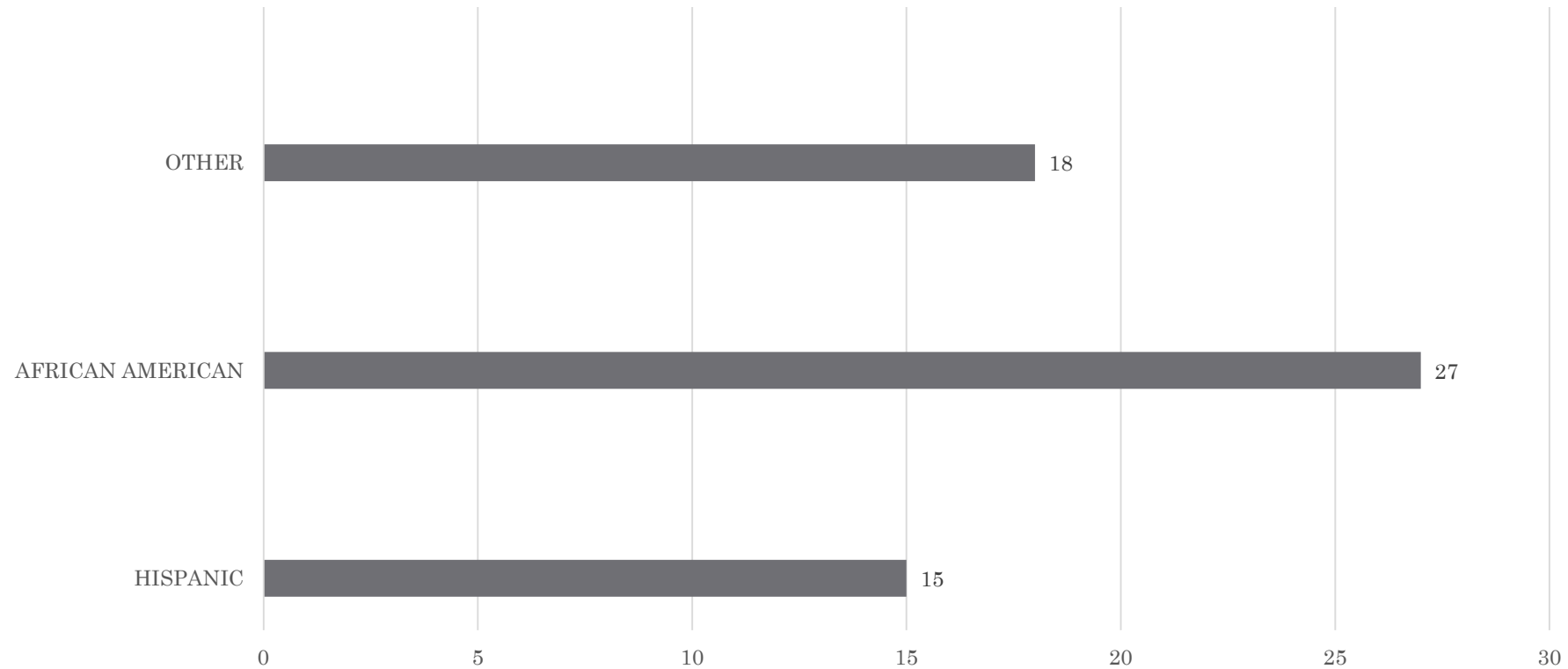


Dizenzo Court-175 W. Railroad Avenue

Current Residents

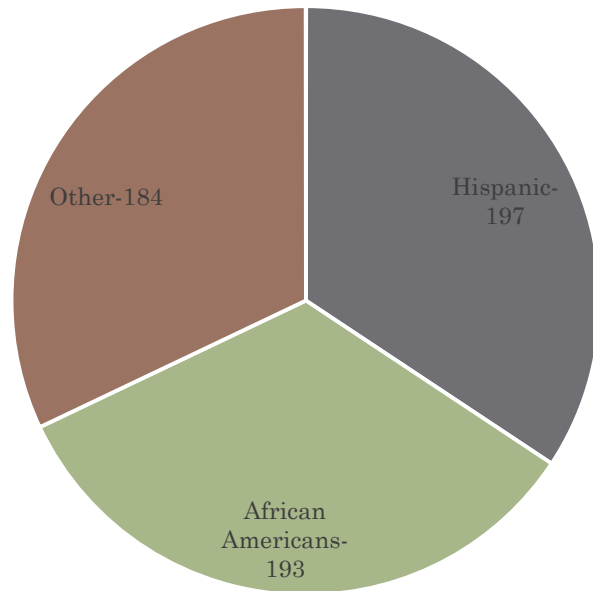
60 Units (48-1 bdr, 12-0 bdr)

175 W. Railroad Avenue
Resident Profile



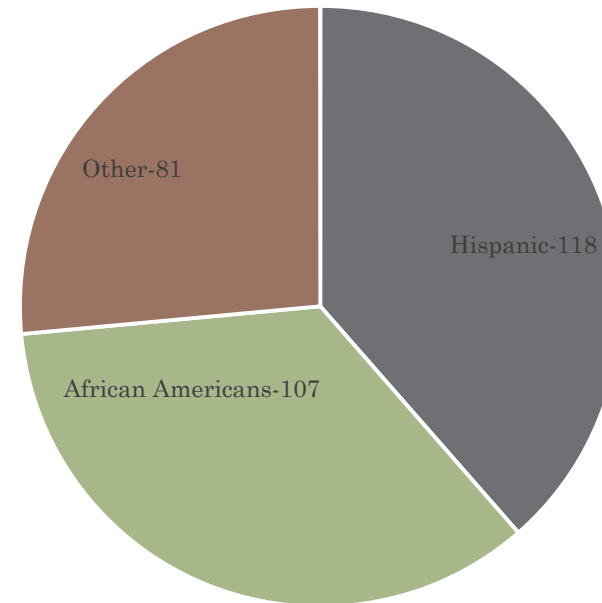
Elderly Waiting list & Actual Residents

Elderly Waiting List
574 Applicants



■ Hispanic ■ African American ■ Other

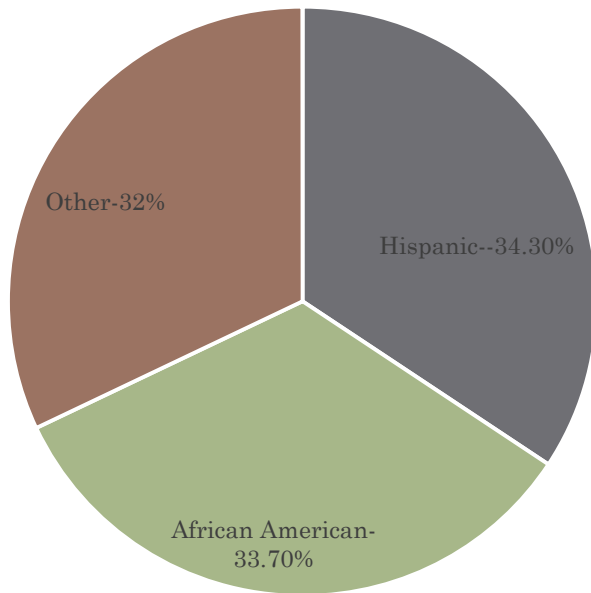
Actual Residents
306 Residents



■ Hispanic ■ African American ■ Other

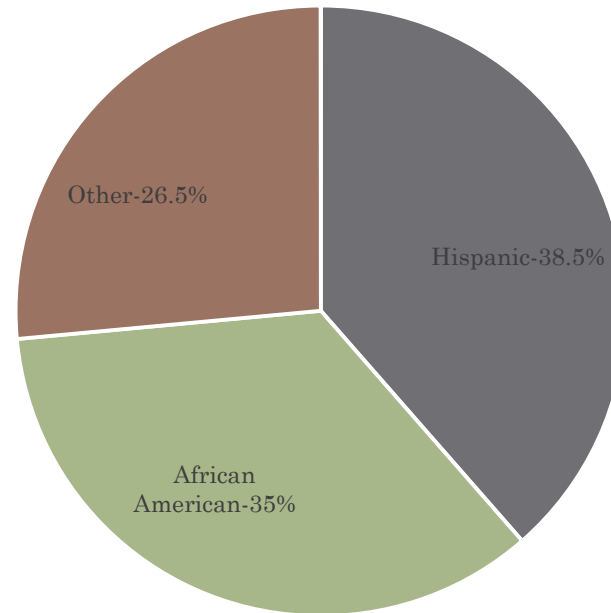
Percentage Statistics Elderly Units

Elderly Waiting List



■ Hispanic ■ African American ■ Other

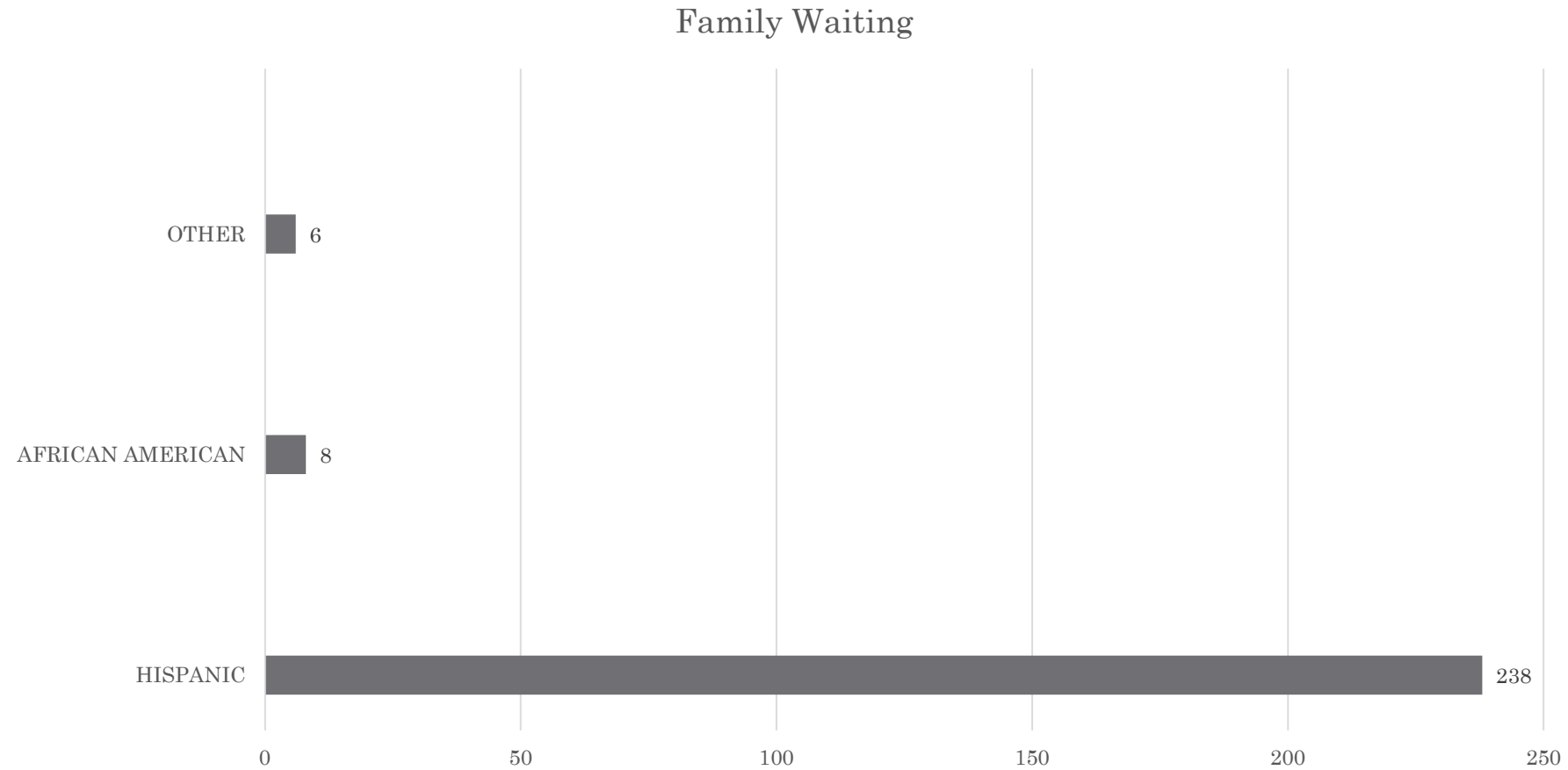
Elderly Residents



■ Hispanic ■ African American ■ Other

Family Waiting List

Total List: 252 Applicants

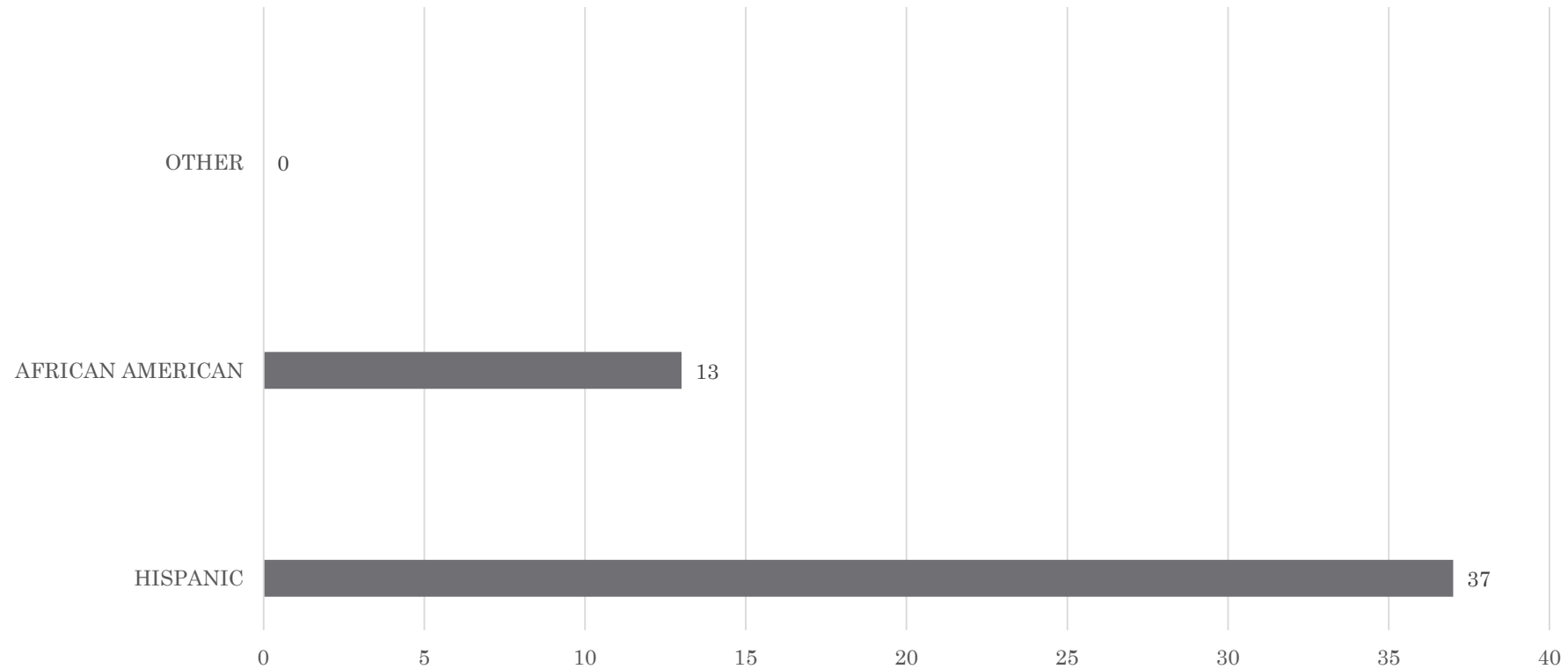


Ostrowski Court-230 Central Avenue

Current Residents

50 Units (6-1 bdr, 18-2 bdr, 25-3 bdr, 1-4 bdr)

230 Central Avenue
Resident Profile

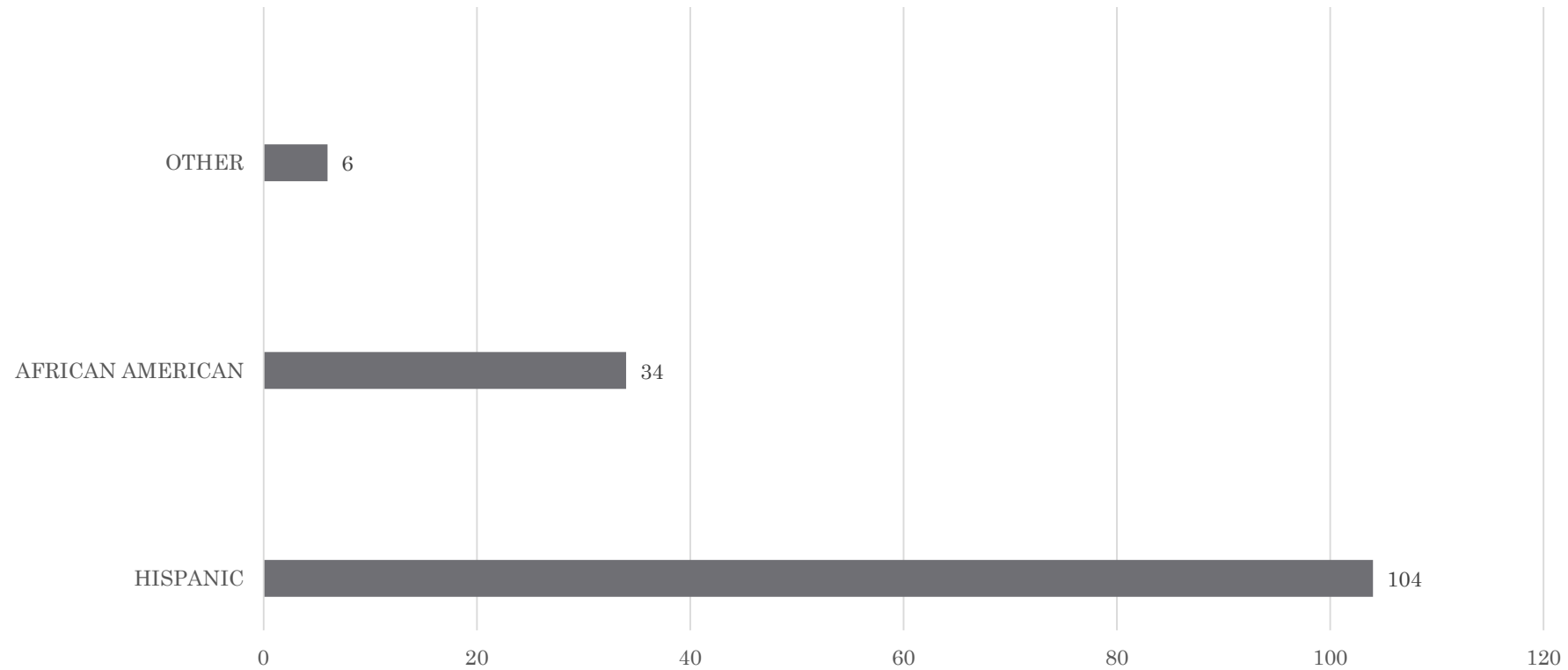


Oratam Court-170 Sussex Street

Current Residents

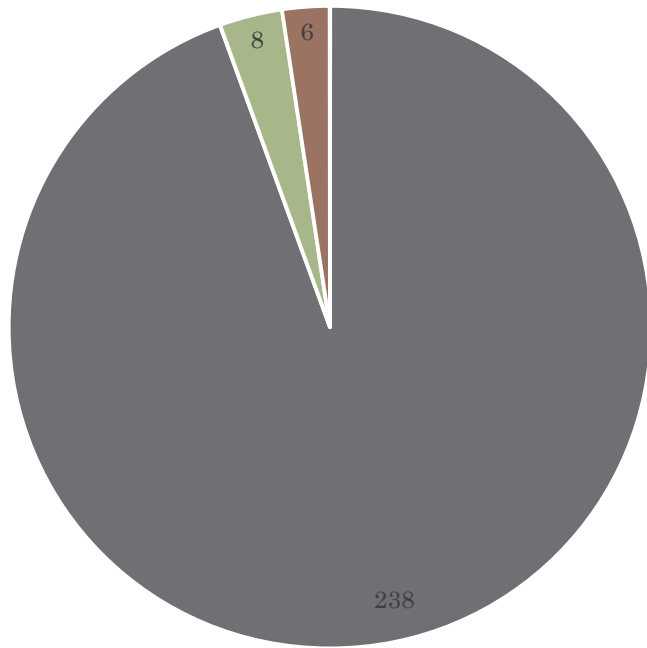
144 Units (12-1 bdr, 84-2 bdr, 36-3 bdr, 12-4 bdr)

Newman & Railroad
Resident Profile



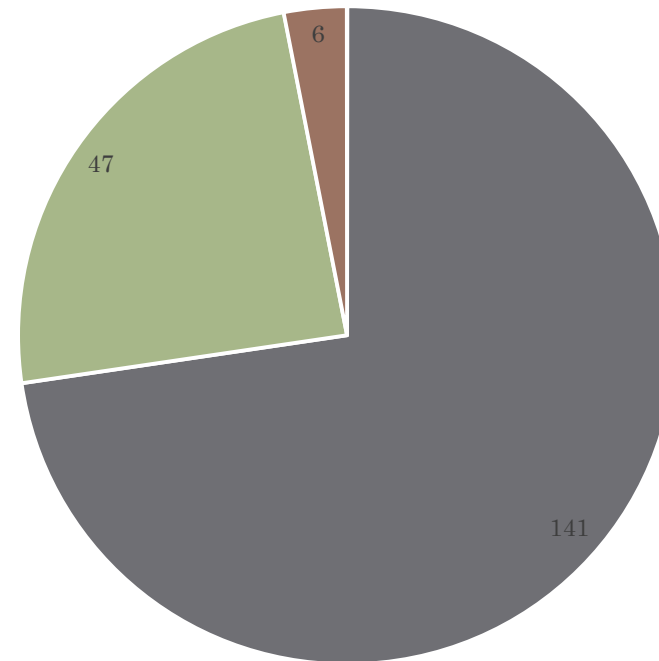
Family Waiting list & Actual Residents

Family Waiting List
252 Applicants



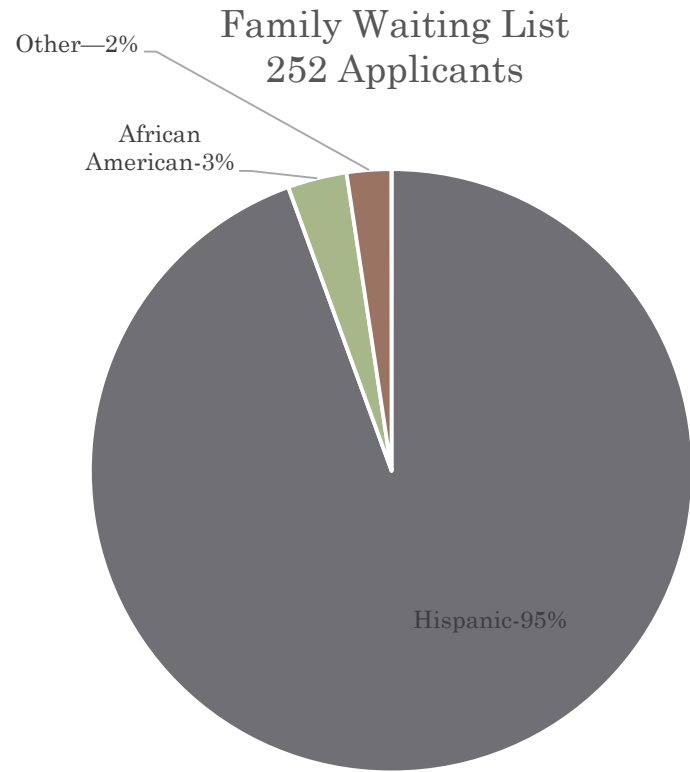
■ Hispanic ■ African American ■ Other ■

Actual Residents
194 Residents

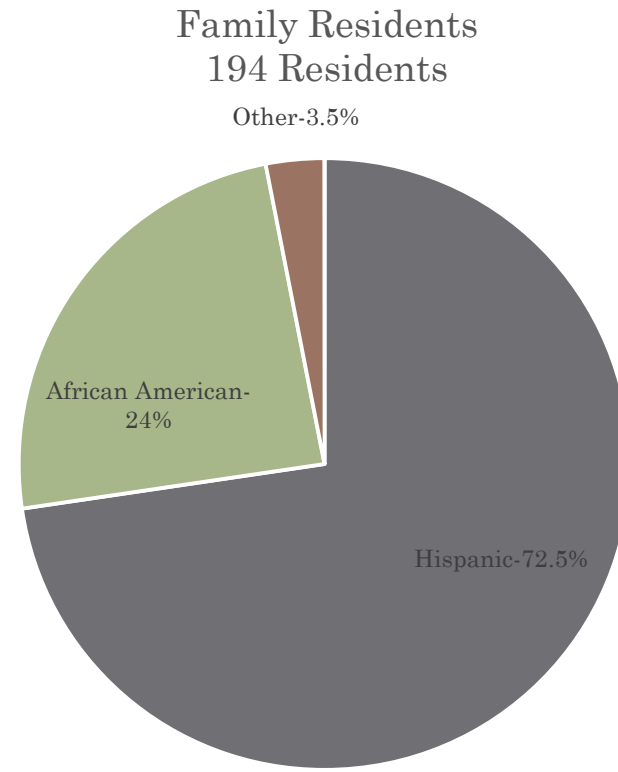


■ Hispanic ■ African American ■ Other

Family Waiting List & Actual Residents Percentages



■ Hispanic ■ African American ■ Other



■ Hispanic ■ African American ■ Other

Fair Housing Laws & Executive Orders

- Fair Housing Laws and Presidential Executive Orders
- [Fair Housing Act](#)
Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability.
- [Title VI of the Civil Rights Act of 1964](#)
Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.
- [Section 109 of Title I of the Housing and Community Development Act of 1974](#)
Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program.

Fair Housing Complaints

HUD's Title VIII Fair Housing Complaint Process

- Your fair housing rights are protected under Title VIII of the Civil Rights Act of 1968 (Fair Housing Act). If those rights have been violated, you can file a complaint with HUD.
- (1-800-669-9777),
- www.hud.gov