

52:27D-3.3

LEGISLATIVE HISTORY CHECKLIST
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(Local housing authorities
---annual report)

NJSA: 52:27D-3.3

LAWS OF: 1992 CHAPTER: 176

BILL NO: A1306

SPONSOR(S) Franks and others

DATE INTRODUCED: April 30, 1992

COMMITTEE: ASSEMBLY: Housing

SENATE: Community Affairs

AMENDED DURING PASSAGE: Yes Amendments during passage
denoted by asterisks

DATE OF PASSAGE: ASSEMBLY: June 29, 1992

SENATE: October 29, 1992

DATE OF APPROVAL: December 10, 1992

FOLLOWING STATEMENTS ARE ATTACHED IF AVAILABLE:

SPONSOR STATEMENT: Yes

COMMITTEE STATEMENT: ASSEMBLY: Yes

SENATE: Yes

FISCAL NOTE: No

VETO MESSAGE: No

MESSAGE ON SIGNING: No

FOLLOWING WERE PRINTED:

REPORTS: No

HEARINGS: No

KEG:fp

[SECOND REPRINT]
ASSEMBLY, No. 1306

STATE OF NEW JERSEY

INTRODUCED APRIL 30, 1992

By Assemblymen FRANKS, T. SMITH, Oros,
Nickles, Gaffney, Catania and Green

1 AN ACT providing for the filing of reports concerning certain
2 local housing authorities, supplementing P.L.1966, c.293
3 (C.52:27D-1 et seq.) and amending ²[R.S.55:14A-24] P.L.1992,
4 c.79².

5
6 BE IT ENACTED *by the Senate and General Assembly of the*
7 *State of New Jersey:*

8 1. (New section) a. In addition to the annual report required
9 under the provisions of subsection (h) of section 3 of P.L.1966,
10 c.293 (C.52:27D-3) and such other reports as may otherwise be
11 required by law, the Commissioner of Community Affairs shall
12 submit a separate annual report to the Governor and the
13 Legislature concerning the activities and management of each
14 local or regional housing authority which operates pursuant to the
15 "Local Housing Authorities Law," R.S.55:14A-1 et seq. ¹or the
16 ²[Local Redevelopment and Housing Law," P.L. , c. (C.)
17 (now pending in the Legislature as Assembly Bill No. 1138 and
18 Senate Bill No. 617 of 1992)¹] "Local Redevelopment and Housing
19 Law," P.L.1992, c.79 (C.40A:12A-1 et seq.)².

20 b. The report, which shall be presented in a manner and form
21 prescribed by the commissioner, shall be designed to provide the
22 Governor and the Legislature with an assessment of the
23 effectiveness of each of those local housing authorities subject to
24 the provisions of this act. ²In developing the manner and form of
25 the report, the commissioner shall consult with the Council of
26 Large Public Housing Authorities regarding appropriate
27 performance measurements of the effectiveness of those local
28 housing authorities subject to the provisions of this act.² The
29 measures of effectiveness shall include, but not be limited to:
30 vacancy number and percentage thereof; use of modernization
31 grants; rent collection; energy consumption; unit turnaround
32 time; work order completion time; unit and system inspections;
33 tenant accounts receivable; operating reserves; expense to
34 income ratio; and initiatives relating to the creation of a
35 drug-free environment, the promotion of homeownership
36 opportunities, resident management, economic development, and
37 the use of grants to develop new public housing. The report shall
38 include a synopsis, explanation, and evaluation of the information
39 contained in the reports prepared by the U.S. Department of
40 Housing and Urban Development as part of the Public Housing
41 Management Assessment Program or any similar public housing
42 assessment program administered by the federal government.

EXPLANATION--Matter enclosed in bold-faced brackets [thus] in the
above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹ Assembly AHO committee amendments adopted June 1, 1992.

² Senate SCO committee amendments adopted October 22, 1992.

ASSEMBLY, No. 1306

STATE OF NEW JERSEY

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Oros, Nickles and Gaffney

1 AN ACT providing for the filing of reports concerning certain
2 local housing authorities, supplementing P.L.1966, c.293
3 (C.52:27D-1 et seq.) and amending R.S.55:14A-24.
4

5 BE IT ENACTED by the Senate and General Assembly of the
6 State of New Jersey:

7 1. (New section) a. In addition to the annual report required
8 under the provisions of subsection (h) of section 3 of P.L.1966,
9 c.293 (C.52:27D-3) and such other reports as may otherwise be
10 required by law, the Commissioner of Community Affairs shall
11 submit a separate annual report to the Governor and the
12 Legislature concerning the activities and management of each
13 local or regional housing authority which operates pursuant to the
14 "Local Housing Authorities Law," R.S.55:14A-1 et seq.

15 b. The report, which shall be presented in a manner and form
16 prescribed by the commissioner, shall be designed to provide the
17 Governor and the Legislature with an assessment of the
18 effectiveness of each of those local housing authorities subject to
19 the provisions of this act. The measures of effectiveness shall
20 include, but not be limited to: vacancy number and percentage
21 thereof; use of modernization grants; rent collection; energy
22 consumption; unit turnaround time; work order completion time;
23 unit and system inspections; tenant accounts receivable;
24 operating reserves; expense to income ratio; and initiatives
25 relating to the creation of a drug-free environment, the
26 promotion of homeownership opportunities, resident management,
27 economic development, and the use of grants to develop new
28 public housing. The report shall include a synopsis, explanation,
29 and evaluation of the information contained in the reports
30 prepared by the U.S. Department of Housing and Urban
31 Development as part of the Public Housing Management
32 Assessment Program or any similar public housing assessment
33 program administered by the federal government. The report
34 shall also of any evaluation of the status of any improvement
35 plans or memoranda of agreement between the federal
36 government and a local housing authority which the federal
37 government required for the purpose of improveing the
38 effectiveness of that local housing authority.

39 2. R.S.55:14A-24 is amended to read as follows:

40 55:14A-24. At least once a year, an authority shall file with
41 the clerk and with the [director] Commissioner of Community
42 Affairs a report of its activities for the preceding year, and shall

EXPLANATION--Matter enclosed in bold-faced brackets [thus] in the
above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 make recommendations with reference to such additional
2 legislation or other action as it deems necessary in order to carry
3 out the purposes of this chapter. The report shall be filed at a
4 time prescribed by the commissioner and shall contain such
5 information as the commissioner shall deem necessary in order to
6 fulfill the reporting requirements set forth in section 1 of P.L. ,
7 c. (C.) (now pending before the Legislature as this bill).
8 (cf: R.S.55:14A-24)

9 3. This act shall take effect immediately.

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11
12 STATEMENT

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14 This bill requires the Commissioner of Community Affairs to
15 submit an annual report designed to provide the Governor and the
16 Legislature with an assesemnt of the effectiveness of each of
17 the State's local housing authorities.

18 Under the provisions of the bill, the commissioner's annual
19 report is to include information relating to vacancy rates; use of
20 modernization grants; rent collection data; energy consumption;
21 work order completion times; unit and system inspections; and
22 initiatives to establish drug-free environment for tenants,
23 promote homeownership opportunities and resident management,
24 foster economic development, and utilize grants to develop new
25 public housing. The report is also to include a synopsis,
26 explanation and evaluation of the information contained in the
27 reports prepared by the U.S. Department of Housing and Urban
28 Development as part of the Public Housing Management
29 Assessment Program. Finally, the report is to include
30 information relating to the status of any improvement plans or
31 memoranda of agreement between the federal government and a
32 local housing authority which were entered into for the purpose
33 of improving the effectiveness of a local housing authority.

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38 Requires DCA to submit reports concerning certain local housing
39 authorities.

ASSEMBLY HOUSING COMMITTEE

STATEMENT TO

ASSEMBLY, No. 1306

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 1, 1992

The Assembly Housing Committee reports Assembly Bill No. 1306 favorably, with amendments.

This bill requires the Commissioner of Community Affairs to submit an annual report designed to provide the Governor and the Legislature with an assesemnt of the effectiveness of each of the State's local housing authorities.

Under the provisions of the bill, the commissioner's annual report is to include information relating to vacancy rates; use of modernization grants; rent collection data; energy consumption; work order completion times; unit and system inspections; and initiatives to establish drug-free environment for tenants, promote homeownership opportunities and resident management, foster economic development, and utilize grants to develop new public housing. The report is also to include a synopsis, explanation and evaluation of the information contained in the reports prepared by the U.S. Department of Housing and Urban Development as part of the Public Housing Management Assessment Program. Finally, the report is to include information relating to the status of any improvement plans or memoranda of agreement between the federal government and a local housing authority which were entered into for the purpose of improving the effectiveness of a local housing authority.

The committee adopted an amendment inserting reference to the pending "Local Redevelopment and Housing Law" (A1138/S617), which, if enacted, will supersede the existing law ("Local Housing Authorities Law," R.S.55:14A-1 et seq.) that is cited in section 1 of the bill as the basis for creation of local public housing authorities.

SENATE COMMUNITY AFFAIRS COMMITTEE

STATEMENT TO

[FIRST REPRINT]

ASSEMBLY, No. 1306

with Senate committee amendments

STATE OF NEW JERSEY

DATED: OCTOBER 22, 1992

The Senate Community Affairs Committee favorably reports Assembly Bill No. 1306(1R) with Senate committee amendments.

Assembly Bill No. 1306(1R), as amended by the committee, requires the Commissioner of Community Affairs to submit an annual report designed to provide the Governor and the Legislature with an assessment of the effectiveness of each of the State's local housing authorities.

Under the provisions of the bill, the commissioner's annual report is to include information relating to vacancy rates; use of modernization grants; rent collection data; energy consumption; work order completion times; unit and system inspections; and initiatives to establish a drug-free environment for tenants, promote homeownership opportunities and resident management, foster economic development, and utilize grants to develop new public housing. The commissioner is required to consult with the Council of Large Public Housing Authorities regarding appropriate performance measurements of the effectiveness of those public housing authorities subject to the provisions of this bill.

The report is also to include a synopsis, explanation and evaluation of the information contained in the reports prepared by the U.S. Department of Housing and Urban Development as part of the Public Housing Management Assessment Program. Finally, the report is to include information relating to the status of any improvement plans or memoranda of agreement between the federal government and a local housing authority which were entered into for the purpose of improving the effectiveness of a local housing authority.

The committee amended the bill to require the commissioner, in developing the report, to consult with the Council of Large Public Housing Authorities regarding appropriate performance measurements of the effectiveness of those local housing authorities subject to the provisions of this bill. The committee also amended the bill to bring section 2 into conformity with the recently amended "Local Redevelopment and Housing Law."

According to a fiscal estimate prepared by the Office of Legislative Services, no additional DCA cost would be incurred by this bill.

As amended, this bill is identical to Senate Bill No. 991 Sca, which was also reported by this committee on October 22, 1992.