

Goals for Housing Authority of the Borough of Hightstown

Our goal is to manage our properties in a manner that is consistent with good, financially sound property management practices. We endeavor to instill pride and a desire for an enhanced quality of life for our residents and their families. We are committed to serving our residents and this entire community in a manner that demonstrates professional courtesy, respect, and caring. By taking advantage of available community and government resources, we intend to provide our residents with as many opportunities for economic self-sufficiency as we can identify.

1. **We** are committed to providing the best quality of life for our residents.
2. **We** will educate and assist residents to develop skills necessary to pursue self sufficiency and improve their quality of life.
3. **We** will strengthen our organization by following financially sound business practices.
4. **We** will become a highly effective housing authority with a 100% rental rate.
5. **We** will pursue new energy programs designed to save energy and respect the environment.
6. **We** will pursue opportunities to work with other local agencies and entities as potential partners in providing affordable housing for low and moderate-income families.

Administrative Goals-Projects for 2012

- Modernize all policies and procedures
- Conduct updated energy audit and HUD's "Green Property Needs Assessment" "This will provide us with our Capitol Needs assessment for the next 20 years which we can convert into our ongoing 5 year and annual plans for capital improvement.
- Improve the landscape and "Curb Appeal" of the property
- Improve resident comfort and save energy by adding individual unit thermostats.
- Address safety and building damage and deterioration by installing crawl space covers.
- Address the site drainage issues by installing piping to storm drains or installation of dry-wells.
- Add site signage on Rogers Avenue
- Improve courtyard landscape.
- Investigate and develop a plan for relocation of the Baby clinic so that we can reclaim our community room.
- Review and determine if a solar installation is viable.
- Review and determine if a co-generation installation is viable
- Investigate and fund the bathroom renovations on the senior side of property.
- Begin the planning process for remodeling the kitchens throughout the property.
- Develop or partner with a program to provide after school homework help for our children.
- Develop a "Resident Gardener" program, giving flower beds or areas to individual resident to maintain.
- Consider the redevelopment of South Academy Street to provide more opportunities for a range of affordable housing options from emergency short term housing to moderate income housing, a continuum of care for community residents in need.