

PHA Plans for

The Housing Authority
of the
City of Bridgeton

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Bridgeton Housing Authority

PHA Number: NJ049

PHA Fiscal Year Beginning: (mm/yyyy) 10/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: In addition to the long established mission of the Housing Authority as stated above, the Authority specifically intends to pursue the improvement of the neighborhoods where its facilities are located. This effort will include implementing a HOPE VI grant if the Authority is successful in its application for one, as well as exploring other alternatives to improve the living conditions at the Authority's public housing sites and in the surrounding neighborhoods.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below): As part of the Authority's intention to pursue HOPE VI or funding to meet the needs identified in the HOPE VI needs assessment initiative, the Authority may also pursue any of the objectives noted above.
- PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) The Authority's overall PHAS score for the year ending 9/30/2001 was 82.5, making the Authority a Standard Performer. The Authority received a passing score in its Physical indicator score of 18.2 out of 30, which significantly lowered the overall score. Given the repairs to sidewalks, pavements, and the anticipated improvements to the High Rise windows and exterior, the score should improve in the next year. In addition, staff has been reorganized to assign a maintenance worker to each site and to emphasize preventative maintenance not just having a resident work-order driven system. The Authority also received a score of 8.9 out of 10 possible points on its resident survey. However, the scores for neighborhood appearance and communication were slightly less than 75% indicating a need to improve in those areas. Unfortunately, the survey results were not listed by housing site and did not give detailed information. The Authority has since sent every household the same survey, only indicating the housing site on the document, and has received only 16 responses which were predominantly positive. Accordingly, the Authority will ask the Resident Advisory Board for additional insight to these issues.

Improve voucher management: (SEMAP score): Although we have not received our score at the time of this draft, the Authority is always interested in improving.

Increase customer satisfaction: Making our residents feel that they are indeed customers will lead to greater satisfaction, and probably better managed facilities. Resident cooperation is essential in keeping good order at any housing site. The Authority's ability to communicate, respond to resident problems in a timely manner, and to make the Authority's sites physically, aesthetically, and environmentally attractive is important.

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units: The Capital Fund has enabled the Authority to make badly needed improvements to many of its aging buildings over the last several years. However, a continuation of this funding and these efforts are needed to maximize the efficient expenditure of these funds. In the event the Authority is unable to acquire HOPE VI funding it will examine other ways to increase living space in units and amenities, such as laundry facilities, storage space, and police substation offices.

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below): Explore working with other nonprofits or developers of affordable housing to expand the availability of such housing, especially to replace housing that is removed from the public housing inventory.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below): The voucher payment standard is expected to be

maintained at 100% of the (FMR) Fair Market Rent standards established by HUD for our area. The implementation of a voucher homeownership program may be pursued in the subsequent year as a fuller understanding of the limitations of the program become known and federal regulations are finalized. It is unlikely that the housing complexes currently owned by the authority will be offered for sale to occupants inasmuch as the family units in particular have been built in a predominately two story row house style with common heating systems, and other common areas, that make the sale of these units difficult, except if the residents were to decide to establish a condominium association for their management. However, the Authority will continue to advise tenants of opportunities for homeownership through such organizations as the nonprofit Bridgeton Housing Development Corporation.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: The Authority must cooperate with new initiatives by the Prosecutor’s Office to reduce crime, and to respond to needs for more security, better lighting, and maintaining fencing, as necessary.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below): Although the Authority is not obligated to assure that its family housing complexes have comparatively the same levels of mixtures of income levels, the Authority still more than meets the need to admit at least 40% of its new residents who are at or below the 30% of median income level for our area, as adjusted for family size. However, we can, and will, skip over lower income applicants to admit families whose household incomes are between 30% and 80% of median income.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families: The Authority will skip over lower income applicants to admit families whose household incomes are between 30% and 80% of median income.

Provide or attract supportive services to improve assistance recipients' employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: The Authority hopes to encourage employment in two ways. First, by the adoption of flat rents that are lower than ceiling rents and significantly lower than market rents, residents and their family members may seek employment without the automatic "30% penalty" for working that exists when residents don't choose to pay the flat rent and then gain employment. Second, the Authority will promote in its newsletter and through other appropriate means, opportunities for employment. It is noteworthy that all family members have an employment advantage inasmuch as residents of the Empowerment Zone census tracts, any new employer may take advantage of the tax credits for their employment.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

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, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Authority's plan is to utilize all available tools to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. In addition to the long established mission of the Housing Authority as stated above, the Authority specifically intends to pursue the improvement of the neighborhoods where its facilities are located. This effort will include examining the potential for the BHA's submittal of a HOPE VI application as well as other federal initiatives that may be applicable. New emphasis will be placed on preventative maintenance, resident organization, and looking for ways to make public housing, whether existing or replacement housing, more livable and "visitable" for persons with mobility impairments.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1-2
1. Housing Needs	5-13
2. Financial Resources	13-14
3. Policies on Eligibility, Selection and Admissions	15-24

4. Rent Determination Policies	25-29
5. Operations and Management Policies	29-31
6. Grievance Procedures	32-33
7. Capital Improvement Needs	33-35
8. Demolition and Disposition	35-36
9. Designation of Housing	36-37
10. Conversions of Public Housing	37-38
11. Homeownership	38-41
12. Community Service Programs	41-43
13. Crime and Safety	43-46
14. Pets (Inactive for January 1 PHAs)	46
15. Civil Rights Certifications (included with PHA Plan Certifications)	46
16. Audit	46
17. Asset Management	46-47
18. Other Information	47-49

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Yes, to be executed	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
upon final approval of the plan.		
Yes, to be executed upon city review. Plan and amendments are available now.	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
YES	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	development <input type="checkbox"/> check here if included in the public housing A & O Policy	Determination
YES	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES, INCLUDED ATTACHMENT	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA; The Authority is awaiting for guidance on the implementation of this worthwhile program.	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
YES	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,005	5	3	3	2	1	1
Income >30% but <=50% of AMI	1,795	4	3	3	2	1	1
Income >50% but <80% of AMI	252	2	3	3	2	1	1
Elderly	647	5	3	3	4	2	3
Families with Disabilities	200	4	3	3	4	2	4
Race/Ethnicity	Black	3	3	3	3	3	3
Race/Ethnicity	White	3	3	3	3	3	3
Race/Ethnicity	Hispanic	3	3	3	3	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Race/Ethnicity	Other	3		3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999; Amended in 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List Public Housing Program			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover 40
Waiting list total	301		
Extremely low income <=30% AMI	199	66.1	
Very low income (>30% but <=50% AMI)	75	24.9	
Low income (>50% but <80% AMI)	23	7.6	
Families with children	177	58.8	
Elderly families	124	41.1	
Families with Disabilities	53	17.6	
Race/ethnicity	Black/124	75	
Race/ethnicity	White/42	13.9	
Race/ethnicity	Hispanic	9.9	
Race/ethnicity	Native American	.6	
Race/ethnicity	Pacific Islander	.03	
Characteristics by Bedroom Size (Public Housing Only)			
Efficiency			10

Housing Needs of Families on the Waiting List Public Housing Program			
Apartments			
1BR	124	41.1	21
2 BR	120	39.8	6
3 BR	30	9.9	2
4 BR	25	8.3	1
5 BR	2	.6	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes On occasion, the Authority has had an ample supply of family applicants but a limited supply of elderly applicants.			

Housing Needs of Families on the Waiting List Section 8 Program			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	24		6
Extremely low income <=30% AMI	15	62.5	
Very low income (>30% but <=50% AMI)	5	20.8	
Low income (>50% but <80% AMI)	4	16.6	
Families with children	19	79.1	
Elderly families	5	20.8	
Families with Disabilities	0	0	

**Housing Needs of Families on the Waiting List
Section 8 Program**

Race/ethnicity	Black/13		
Race/ethnicity	White/4		
Race/ethnicity	Hispanic/7		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5	20.8	1
2 BR	10	41.6	1
3 BR	9	37.5	2
4 BR			2
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 46 month as of May 2001.</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Housing Authority is pursuing several avenues to help persons obtain affordable housing. We are cooperating with local nonprofits to promote homeownership, especially for our residents thus making public housing and Section 8 vouchers available for other needy families. In addition we are supporting the efforts of a developer to produce a low-income tax credit project for over 50 families. And of course we are pursuing a HOPE VI application which we trust may result in the building of an additional 120 units, foster additional Section 8 vouchers, and spur redevelopment of existing housing so that it may be suitable and affordable.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other: Continue to pursue HOPE VI or other funding sources.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: Pursue the use of Section 8 vouchers to promote homeownership.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board; this first draft may be expected to be modified as a result of resident board comments.
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund, Subsidy for FYE 9/30/2001	\$889,058	
b) Public Housing Capital Fund	\$933,619 FYB 10/2001	
c) HOPE VI Revitalization	UNKNOWN	
d) HOPE VI Demolition	UNKNOWN	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,024,040 as per FYE 9/30/2001 budget for NJ DCA Local Finance Agency	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$110,561 for FYB 10/2001	
g) Resident Opportunity and Self-Sufficiency Grants	UNKNOWN	
h) Community Development Block Grant	NA	
i) HOME	NA	
Other Federal Grants (list below)	\$36,570 via Social Services Block Grant received through state and county.	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
	\$20,000 via Peer Group funding received through state and county.	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2000	\$732,184.47 as of 4/3/2001	
Comp Grant 1999	\$50,395.56 as of 4/3/2001	
NOTE: Modernization funds will be considerably less than this at time of plan submission as result of pending bids.		
3. Public Housing Dwelling Rental Income	Projected \$1,217,268 as per subsidy calculations for FYE 9/30/2001	
4. Other income (list below)		
Excess Utilities	\$38,417 as per subsidy calculations for FYE 9/30/2001	
Miscellaneous Charges, rents, laundry, etc.	\$47,716 actual from FYE 9/30/2000 financial statements	
Estimated Investment Income	\$59,820 actual from FYE 9/30/2000 financial statements	
4. Non-federal sources (list below)		
NA		
Total resources	\$5,159,829.03	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Applicants are initially notified of their eligibility based on their income and subsequent to checks on their criminal record. As the date of placement approaches for them, a further check of their landlord history and credit is completed, and if appropriate (such as when a long time has elapsed), an update on their criminal history may be performed.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) The Authority checks their landlord and credit history. Sometimes applicants may be rejected due to being evicted for prior housekeeping violations from another landlord or assisted housing program.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) The Authority uses the State Police's Bureau of Identification to run criminal checks. In the event that they turn up anything that's out of state, we process finger print cards through the local police department at the Authority's expense which are forwarded to the SBI for what we believe are NCIC checks.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list

- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? 9 project sites and applicants may be on as many lists as they choose, providing they are eligible (ie., a family may not be eligible for a senior site.)

3. Yes No: May families be on more than one list simultaneously?

If yes, how many lists? There are three (3) family sites.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One From the site offered and rejected only.
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? ? The Authority's policy is to reduce the concentrations of poverty in these complexes. However, it is quite likely that more than 40% of the placements in a given year may actually be placed in these units due to the need to fill the unit even if a higher income person is unavailable for placement.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) (1) handicapped, and (2) persons who are victims of domestic violence and who are in programs to assist them in dealing with the issues involved with domestic violence.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability: Working families receive 3 points; those unable to work receive 1 point.
- Veterans and veterans' families: 1 point
- Residents who live and/or work in the jurisdiction: 1 point
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below): 1 for handicap; 5 points for persons who have been victims of domestic violence and who are in a program to deal with the issues resulting from that experience.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes: (Within 10 days of change.)
 At family request for revision: (When family wishes to add another adult to the household; a review is required.)
 Other (list)

(6) Deconcentration and Income Mixing /See the addendum on deconcentration. The Authority has only one site with 100 family units and is not required to compare concentrations of poverty among family units. However, due to the high level of poverty in each of these units, the Authority will skip over applicants to place a higher income family, provided the Authority is still in compliance with the law's mandate that 40% of all new applicants in a year have household incomes less than 30% of median income as adjusted for family size for the area.

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) This procedure is identical to the public housing program screening process. However, the Section 8 waiting list is currently closed.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity. If the applicant is not eligible, there is no need.
 - Other (describe below): The staff will share information upon request from the landlord. It remains the landlord's responsibility, however, to conduct their own screening.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below): At the Section 8 Office, currently at 75 N. Pearl Street.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit? Providing there is reasonable cause.

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below): The Authority has no special purpose Section 8 Assistance Programs at this time.

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs

- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below): Ceiling rents are set at \$100 above the flat rent for each apartment. The flat rents are set at approximately 100% of the per unit cost for all units and adjusted upwards to reflect the increase in size or the rental market of the area in which the apartment is located. In all cases, the ceiling rent is significantly lower than the fair market rents.

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below): Obviously families paying a flat rent or whose household income has exceeded the ceiling rent, no adjustment is necessary

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below): The Authority believes the FMRs are adequate for participants to rent in virtually any neighborhood in the community. If experience shows that families are unable to find affordable housing in higher income census tracts, the Authority will consider raising the payment standard.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows: The Board of Commissioners consists of seven members who are appointed for three year terms (five by the City Council, 1 by the Mayor, and 1 by the Commissioner of the Department of Community Affairs. The Commissioners select and supervise the Executive Director (ED) who also acts as the Secretary/Treasurer for the Authority. The ED has responsibility for day to day management while the Board of Commissioners establish and review policies within the limits of law and regulation. The ED has a Director of Operations, a Director of Administration, a Director of Redevelopment who are unclassified supervisors. In addition, the Director monitors the office staff, the Section 8 program, and the Drug Elimination Program, and consults with appropriate professionals for the implementation of the Capital Fund Program. Communication is essential among all components to insure good lease enforcement, procurement practices, contract management, and so on.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year	Expected Turnover
---------------------	---	--------------------------

	Beginning	
Public Housing	450	40-60
Section 8 Choice Vouchers	134	6 Overall turnover in Section 8 Program Participation should remain similar to previous years.
Section 8 Certificates	19	19 All will be converted to Housing Choice Vouchers
Public Housing Drug Elimination Program (PHDEP)	186	0
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below): The Public Housing Maintenance Plan, as well as the Capital Fund Annual and Five Year Plans.
- (2) Section 8 Management: (list below): The Administrative Plan and related documents such as the list of family obligations.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below): The Bridgeton Housing Authority's Grievance Procedure follows a model grievance procedure which suggests that residents first set up to meet informally with the person who made the decision about which they disagree. For instance, a resident may disagree about a maintenance charge and is first asked to meet with the supervisor who assessed the charge and discuss the matter. Often the matter is settled at that point. If the resident is not satisfied, the person is asked to provide a written request for a formal grievance hearing at which a hearing officer, who is superior to the supervisor making the decision presides over a panel chosen by the hearing officer. Usually, the panel consists of a commissioner and two other residents. The full grievance procedure policy is several pages long and is given to every resident at the time of their admission to public housing.

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office

- Other (list below): The Section 8 Office at 75 N. Pearl Street.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name): nj049b02

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below: The Authority is pursuing a HOPE VI Revitalization grant this year, probably for Cohansey View or Mill Street. If unsuccessful, the Authority may reapply next year.

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below: The Authority would like to pursue a mixed-finance development, but not necessarily *at* any of the existing sites, but in the nearby neighborhoods. These may be at Mill Street or nearby locations, or in the Cohansey View area at the north side of the community.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below: All of the family sites have some deficiencies with the most severe being at Mill Street and Cohansey View and to a lesser extent at Maplewood Gardens. To the extent that the Authority is unsuccessful in addressing these needs through HOPE VI and mixed finance initiatives, these sites would be reviewed for alternative approaches.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.) Maybe. Surveys of residents at Mill Street and Cohansey View indicate a fair number of households interested in giving up their public housing unit in exchange for a Section 8 voucher. This is an even more interesting concept given the possibility of using the vouchers for homeownership purchases. In any case, if the Authority is unsuccessful in addressing deficiencies at its family sites, it would be interested in reducing the density at those sites by demolishing some of the units and giving the residents Section 8 vouchers.

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Mill Street and/or Cohansey View	
1b. Development (project) number: NJ049-2; NJ049-4	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Only to be considered if HOPE VI funding is not secured.	

4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> unknown at this time.
5. Number of units affected: Up to 98
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development: If resident input indicated to remove more units, the Authority would consider total development demolition. <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Planning to begin 10/2000 b. Projected end date of activity: unknown

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway

<input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

However, the Authority encourages homeownership by giving referrals to nonprofits who are in the business of providing affordable homeownership. In addition, if the Authority is successful in its application for HOPE VI funding in the current year, it would anticipate having a HOPE VI component. In addition, the Authority believes that the Section 8 Homeownership Program would work well in our community and plans to pursue that program as soon as the guidelines are issued via a statewide effort of various agencies to create these guidelines.

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
(DD/MM/YYYY)

5. Number of units affected:

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option? The limitations would only those as outlined in the law for employment and income, as well as the ability to coordinate with local nonprofit agencies to provide homeownership counseling.

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: Can’t think of any at this time.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 06/06/2000

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families (income disregard initiative
- Jointly administer programs (Distribute briefing handbooks)
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe): Part of One Ease-E Link Collaborative to screen and direct clients to appropriate services.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below): Drug subculture undermines initiatives of families wanting to succeed. Children seeing people making "easy money" often diverted from tasks of pursuing and completing school opportunities.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below): In the early 1990s, the office had many calls from the largest public housing family complex at Maplewood Gardens (100 units) from residents who were fearful of criminal element. The office has had those kinds of calls from Maplewood Gardens in years since the inception of the Public Housing Drug Elimination Program. However, due to a variety of neighborhood and poor design factors, Mill Street and Cohansey View still experience unsafe and drug subculture conditions.

3. Which developments are most affected? (list below): All, but especially Mill and Cohansey Street apartment complexes.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below): Reimbursement of city police officers via the Public Housing Drug Elimination Program and the installation of security cameras at Maplewood Gardens.

2. Which developments are most affected? (list below): Maplewood Gardens has positively improved, but “sin” still exists and the effort to maintain a police surveillance via security cameras and police patrols is important. Mill Street and Cohansey View need more intensive efforts.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below): County Prosecutor initiated community planning effort to include affordable housing sites to help combat drug subculture.

2. Which developments are most affected? (list below): family sites, but especially Mill Street and Maplewood Gardens.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: NJ049a02)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD? Mailed 4/23/2001
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? **There haven't been any findings in years.**
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting

- Comprehensive stock assessment
- Other: (list below): The application(s) for HOPE VI or similar funding may change the management as well as the assets of the Authority. To some extent these activities have been noted, but inasmuch as work on much of this has not begun, and may not begun, the Authority believes it is fair to advise all interested parties that it may pursue such things as mixed-finance ventures, HOPE VI funding, tax credit projects, homeownership programs, and so on.

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name) nj049d02
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

- Other: (list below): The Housing Authority will comment on all the resident comments after the notice of availability of the plan has been published, forty-five days have elapsed, and a public hearing has been held. The comments will be in attachment nj049e02

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

New Jersey law provides for appointment of the Commissioners by a variety of government officials including

the city's City Council, the Mayor, and the New Jersey Department of Community Affairs. However, the Authority has, for several years, had a resident commissioner. In addition, other members of the board have formerly lived in our public housing.

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations
 Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) City of Bridgeton
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below): Elimination of obsolete housing and promoting affordable homeownership.

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The consolidated plan specifically notes that public housing has serious deficiencies and that HOPE VI type options should be explored.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Bridgeton		Grant Type and Number Capital Fund Program Grant No: NJ39P04950101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$93,361			
3	1408 Management Improvements Soft Costs	\$99,601			
	Management Improvements Hard Costs	\$85,000			
4	1410 Administration	\$93,361			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$90,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$112,000			
10	1460 Dwelling Structures	\$310,296			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$50,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Bridgeton	Grant Type and Number Capital Fund Program Grant No: NJ39P04950101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$933,619			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Bridgeton		Grant Type and Number Capital Fund Program Grant No: NJ39P04950101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA WIDE	OPERATING BUDGET		1406		\$93,361				
MAPLEWOOD GARDENS	AFTER SCHOOL PROGRAM		1408		\$20,000				
HA WIDE	SECURITY		1408		\$35,000				
HA WIDE	VEHICLES		1408		\$40,000				
HA WIDE	MAINTENANCE EQUIPMENT		1408		\$20,000				
HA OFFICES	COMPUTER UPGRADES		1408		\$15,000				
HA OFFICES	OFFICE EQUIPMENT		1408		\$10,000				
HA WIDE	RESIDENT TRAINING		1408		\$5,000				
HA WIDE	ENVIRONMENT TESTING & MONITORING		1408		\$39,601				
HA WIDE	CAPITAL FUND ADMINISTRATION		1410		\$93,361				
MAPLEWOOD GARDENS NJ049-1									
	SMOKE DETECTORS		1460		\$25,000				
	HEATING SYSTEM UPGRADES		1460		\$15,000				
	GFI's		1460		\$20,000				
	APARTMENT UPGRADES		1460		\$25,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				

MILL STREET NJ049-2, UNITS 0115-0150									
	SITE UPGRADES INCLUDING FENCING, GRAFITTI REMOVAL, SIDEWALK REPAIR		1450		\$5000				
	HEATING SYSTEM UPGRADES		1460		\$10,000				
	APARTMENT UPGRADES		1460		\$10,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
RAMBLE- WOOD, NJ049-2 UNITS 0101- 0114									
	APARTMENT RENOVATIONS		1460		\$15,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
OAKVIEW I NJ049-3									
	SMOKE DETECTORS		1460		\$5,000				
	WINDOW REPLACEMENT		1460		\$30,296				
	PIPE REPLACEMENT		1460		\$10,000				
	HEATING SYSTEM UPGRADE		1460		\$10,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
	APARTMENT RENOVATIONS		1460		\$10,000				

OAKVIEW II NJ049-4; UNITS 0201-0238									
	WINDOW REPLACEMENT		1460		\$10,000				
	PIPE REPLACEMENT		1460		\$20,000				
	HEATING SYSTEM UPGRADE		1460		\$20,000				
	SMOKE DETECTORS		1460		\$10,000				
	GFI's		1460		\$5,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
COHANSEY VIEW NJ049-4; UNITS 0239- 0300									
	SMOKE DETECTORS		1460		\$10,000				
	GFI's		1460		\$10,000				
	HEATING SYSTEM UPGRADES		1460		\$10,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
	SIDING REPLACEMENT		1460		\$5,000				
SENIOR CITIZEN HIGH RISE, NJ049-5									
	LIVING FLOOR LOBBY AIR CONDITIONING		1470		\$45,000				
	COMMON AREA UPGRADES INCLUDING PAINTING, CEILING TILES, HANDRAILS, CARPETS		1470		\$5,000				

OVERLOOK, NJ049-6; UNITS 0401-0414									
	FENCING		1450		\$15,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
	SITE WORK INCLUDING PARKING LOTS AND SIDEWALKS		1450		\$2,000				
	APARTMENT RENOVATIONS		1460		\$10,000				
DARE, NJ049-6; UNITS 0423- 0450									
	SIDING REPLACEMENT		1460		\$5,000				
	LANDSCAPE UPGRADES INCLUDING GRADING, DRAINAGE IMPROVEMENTS		1450		\$2,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
	APARTMENT RENOVATIONS		1460		\$10,000				
PINE STREET, NJO49-6; UNITS 0415-0422									
	APARTMENT RENOVATIONS		1460		\$10,000				
	SITE WORK INCLUDING PAVING, SIDEWALKS, FENCING		1450		\$5,000				
	TREE MAINTENANCE OR REPLACEMENT		1450		\$2,000				
FEES & COSTS			1430		\$90,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Bridgeton		Grant Type and Number Capital Fund Program No: NJ39P04950101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE							
SECURITY	12/31/2002			6/30/2003			
VEHICLES	12/31/2002			6/30/2003			
MAINTENANCE EQUIPMENT	12/31/2002			6/30/2003			
COMPUTER UPGRADES	12/31/2002			6/30/2003			
OFFICE EQUIPMENT	12/31/2002			6/30/2003			
RESIDENT TRAINING	12/31/2002			6/30/2003			
ENVIRONMENTAL TESTING & MONITORING	12/31/2002			6/30/2003			
MAPLEWOOD GARDENS NJ049-1							
AFTER SCHOOL PROGRAM	9/30/2002			9/30/2002			
SMOKE DETECTORS	12/31/2002			6/30/2003			
HEATING SYSTEMS UPGRADE	12/31/2002			6/30/2003			
GFI's	12/31/2002			6/30/2003			
APARTMENT UPGRADES	12/31/2002			6/30/2003			

MAPLEWOOD GARDENS NJ049-1	Original	Revised	Actual	Original	Revised	Actual	Reasons for Revised Target Dates
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003			
MILL STREET NJ049-2; UNITS 0115- 0150							
SITE...FENCING, GRAFITTI, SIDEWALK	12/31/2002			6/30/2003			
HEATING SYSTEM UPGRADE	12/31/2002			6/30/2003			
APARTMENT UPGRADES	12/31/2002			6/30/2003			
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003			
RAMBLEWOOD NJ049-2 UNITS 0101- 0114							
APARTMENT RENOVATIONS	12/31/2002			6/30/2003			
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003			
OAKVIEW NJ049-3							
SMOKE DETECTORS	12/31/2002			6/30/2003			
WINDOW REPLACEMENT	3/31/2003			12/31/2004			
PIPE REPLACEMENT	3/31/2003			12/31/2004			
HEATING SYSTEM UPGRADE	3/31/2003			12/31/2004			
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003			
APARTMENT RENOVATIONS	12/31/2002			6/30/2003			
OAKVIEW HEIGHTS	Original	Revised	Actual	Original	Revised	Actual	Reasons for Revised Target Dates

II; NJ049-4; UNITS 0201-0238						
WINDOW REPLACEMENT	3/31/2003			12/31/2004		
PIPE REPLACEMENT	3/31/2003			12/31/2004		
HEATING SYSTEM UPGRADE	3/31/2003			12/31/2004		
SMOKE DETECTORS	12/31/2002			6/30/2003		
GFI's	12/31/2002			6/30/2003		
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003		
COHANSEY VIEW NJ049-4; UNITS O239- 0300						
SMOKE DETECTORS	12/31/2003			6/30/2003		
GFI's	12/31/2003			6/30/2003		
HEATING SYSTEM UPGRADES	3/31/2003			12/31/2004		
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003		
SIDING REPLACEMENT	12/31/2002			6/30/2003		
SENIOR CITIZEN HIGH RISE NJ049-5						
LIVING FLOOR LOBBY AREA AIR CONDITIONING	12/31/2002			6/30/2003		
COMMON AREA UPGRADE, PAINTING, CEILINGS, CARPTES, HANDRAILS	12/31/2002			6/30/2003		

OVERLOOK NJ049-6; UNITS 0401-0414	Original	Revised	Actual	Original	Revised	Actual	Reasons for Revised Target Dates
FENCING	12/31/2002			6/30/2003			
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003			
SITE WORK, PARKING LOTS, SIDEWALKS	12/31/2002			6/30/2003			
APARTMENT RENOVATIONS	12/31/2002			6/30/2003			
DARE AVENUE NJ049-6; UNITS 0423- 0450							
SIDING REPLACEMENT	12/31/2002			6/30/2003			
LANDSCAPE UPGRADES, GRADING, DRAINAGE							
TREE MAINTENANCE OR REPLACEMENT	12/31/2002			6/30/2003			
APARTMENT RENOVATIONS	12/31/2002			6/30/2003			
PINE STREET NJ049- 6; UNITS 0415-0422							
APARTMENT RENOVATIONS	12/31/2002			6/30/2003			
SITE WORK, PAVING, SIDEWALKS, FENCING	12/31/2002			6/30/2003			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Bridgeton		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1 2001/2002	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002/2003	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003/2004	Work Statement for Year 4 FFY Grant: 20034 PHA FY: 2004/2005	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005/2006
HA WIDE		\$408,369	\$389,369	\$386,722	\$386,722
NJ049-1; MAPLEWOOD		\$224,000	\$204,000	\$169,000	\$379,000
NJ049-2; MILL STREET		\$30,000	\$110,000	\$100,000	\$25,000
NJ049-2; RAMBLEWOOD		\$21,000	\$21,000	\$11,000	\$9,000
NJ049-3 OAKVIEW I		\$53,000	\$143,000	\$18,000	\$9,000
NJ049-4 OAKVIEW II		\$93,000	\$18,000	\$18,000	\$18,000
NJ049-4 COHANSEY VIEW		\$69,000	\$19,000	\$69,000	\$9,000
NJ049-5 SENIOR HIGH RISE		\$10,000	\$10,000	\$142,647	\$25,000
NJ049-6 OVERLOOK		\$9,500	\$7,000	\$7,000	\$24,000
NJ049-6 DARE AVENUE		\$9,500	\$7,000	\$7,000	\$25,000
NJ049-6 PINE STREET		\$6,250	\$5,250	\$5,250	\$23,897
Total CFP Funds (Est.)		\$933,619	\$933,619	\$933,619	\$933,619
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY: 2002/2003			Activities for Year: 3 FFY Grant: 2003 PHA FY: 2003/2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Items	Quantity	Estimated Cost
	HA WIDE			HA WIDE		
	Operations		\$93,361	Operations		\$93,361
	Administration		\$93,361	Administration		\$93,361
	Fees and Costs		\$90,000	Fees and Costs		\$90,000
	Management Improvements		\$131,647	Management Improvements		\$112,647
	MAPLEWOOD NJ049-1			MAPLEWOOD NJ049-1		
	Roofing		\$60,000	Site Improvement		\$160,000
	Heating System Upgrade		\$60,000	Tree Work		\$2,000
	Ventilation		\$20,000	Sidewalk/Fencing		\$2,000
	Tree Work		\$2000	Apartment Upgrade		\$20,000
	Sidewalk/Fencing		\$2,000	Electrical Upgrade		\$20,000
	Apartment Renovations		\$40,000	MILL STREET NJ049-2		
	Electrical Upgrades		\$40,000	PAVING		\$100,000
	MILL STREET NJ049-2			APARTMENT UPGRADE		\$10,000
	Site Improvements		\$10,000	RAMBLEWOOD NJ049-2		
	Heating System Upgrades		\$10,000	TREE WORK		\$2,000
	Apartment Renovations		\$10,000	PAVING		\$10,000
	RAMBLEWOOD NJ049-2			SIDEWALK/FENCING		\$2,000
	Sidewalks		\$10,000	APARTMENT RENOVATIONS		\$5,000
	Tree Work		\$2,000	PAINT APARTMENTS		\$2,000
	Fencing		\$2,000			
	Apartment Upgrade		\$5,000			
	Paint Apartments		\$2,000			

	OAKVIEW I NJ049-3			OAKVIEW I NJ049-3		
	SMOKE DETECTORS		\$5,000	WINDOW REPAIR		\$2,000
	GFI's		\$5,000	SIDEWALKS		\$2,000
	WINDOW REPAIR		\$2,000	TREE WORK		\$2,000
	SIDEWALKS		\$2,000	APARTMENT RENOVATIONS		\$10,000
	TREE WORK		\$2,000	PAINT APARTMENTS		\$2,000
	APARTMENT RENOVATION		\$10,000	HEAT PIPE		\$125,000
	PAINT APARTMENTS		\$2,000	OAKVIEW II NJ049-4		
	HEAT PIPE UPGRADE		\$20,000	WINDOW REPAIR		\$2,000
	LAUNDRY		\$5,000	SIDEWALKS		\$2,000
	OAKVIEW II NJ049-4			TREE WORK		\$2,000
	GFI's		\$5,000	APARTMENT RENOVATIONS		\$10,000
	WINDOW REPAIR		\$2,000	PAINT APARTMENTS		\$2,000
	SIDEWALKS		\$2,000	COHANSEY VIEW NJ049-4		
	TREE WORK		\$2,000	SITE IMPROVEMENTS		\$5,000
	APARTMENT RENOVATION		\$10,000	SIDEWALK/FENCING		\$2,000
	PAINT APARTMENTS		\$2,000	APARTMENT UPGRADE		\$10,000
	HEAT SYSTEM UPGRADE		\$25,000	PAINT APARTMENT		\$2,000
	HEAT PIPE		\$45,000	SENIOR CITIZEN HIGH RISE NJ049-5		
	COHANSEY VIEW NJ049-4			APARTMENT RENOVATIONS		\$10,000
	SITE IMPROVEMENT		\$5,000	DARE AVENUE NJ049-6		
	SIDEWALK/FENCING		\$2,000	SIDEWALKS		\$1,000
	LAUNDRY		\$20,000	TREE WORK		\$1,000
	OFFICE		\$20,000	APARTMENT RENOVATIONS		\$5,000
	HEAT SYSTEM UPGRADE		\$10,000	OVERLOOK NJ049-6		
	APARTMENT RENOVATIONS		\$37,250	SIDEWALKS		\$1,000
	PAINT APARTMENTS		\$2,000	TREE WORK		\$1,000
	SENIOR CITIZEN HIGH RISE NJ049-5			APARTMENT RENOVATIONS		\$10,000
	APARTMENT UPGRADE		\$10,000			

	DARE AVENUE NJ049-6			PINE STREET NJ049-6		
	PAVING		\$2,500	SIDEWALKS		\$500
	SIDEWALKS		\$1,000	TREE WORK		\$750
	TREE WORK		\$1,000	APARTMENT UPGRADE		\$4,000
	APARTMENT RENOVATIONS		\$5,000			
	OVERLOOK NJ049-6					
	PAVING		\$2,500			
	SIDEWALKS		\$1,000			
	TREE WORK		\$1,000			
	APARTMENT UPGRADE		\$5,000			
	PINE STREET NJ049-6					
	PAVING		\$1,000			
	SIDEWALKS		\$500			
	TREE WORK		\$750			
	APARTMENT RENOVATIONS		\$4,000			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant:2004 PHA FY: 2004/2005			Activities for Year: 5 FFY Grant: 2005 PHA FY: 2005/2006		
	Development Number/Name/General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Items	Quantity	Estimated Cost
	HA WIDE			HA WIDE		
	Operations		\$93,361	Operations		\$93,361
	Administration		\$93,361	Administration		\$93,361
	Fees and Costs		\$90,000	Fees & Costs		\$90,000
	Management Improvements		\$110,000	Management Improvements		\$110,000
	MAPLEWOOD NJ049-1			MAPLEWOOD NJO49-1		
	Community Room		\$75,000	Tree Work		\$2,000
	Tree Work		\$2,000	Paving, sidewalks, fencing		\$20,000
	Paving		\$50,000	apartment renovations		\$35,000
	Sidewalk/Fencing		\$2,000	storage additions		\$322,000
	Apartment Renovations		\$20,000	MILL STREET NJ049-2		
	Electrical Upgrade		\$20,000	Apartment Renovations		\$20,000
	MILL STREET NJ049-2			Tree Work		\$2,000
	APARTMENT RENOVATIONS		\$10,000	Fencing		\$2,000
	ROOF AND EXTERIOR		\$90,000	Sidewalks		\$1,000
	RAMBLEWOOD NJ049-2			RAMBLEWOOD NJ049-2		
	Tree Work		\$2,000	Tree Work		\$2,000
	Sidewalk/Fencing		\$2,000	Sidewalks/Fencing		\$2,000
	Apartment Renovations		\$5,000	Apartment Renovations		\$5,000
	Paint Apartments		\$2,000			

	OAKVIEW I NJ049-3			OAKVIEW I NJ049-3		
	Window Repair		\$2,000	Sidewalks		\$2,000
	Sidewalks		\$2,000	Tree Work		\$2,000
	Tree Work		\$2,000	Apartment Renovations		\$5,000
	Apartment Renovation		\$10,000	OAKVIEW II NJ049-4		
	Paint Apartments		\$2,000	Sidewalks		\$2,000
	OAKVIEW II NJ049-4			Tree Work		\$2,000
	Window Repair		\$2,000	Apartment Renovation		\$5,000
	Sidewalks		\$2,000	COHANSEY VIEW NJ049-4		
	Tree Work		\$2,000	Site Improvement		\$5,000
	Apartment Renovations		\$10,000	Paving		\$10,000
	Paint Apartments		\$2,000	Sidewalk/Fencing		\$2,000
	COHANSEY VIEW NJ049-4			Apartment Renovations		\$50,000
	Site Improvement		\$5,000	Paint Apartments		\$2,000
	Paving		\$50,000	SENIOR CITIZEN HIGH RISE		
	Sidewalk/Fencing		\$2,000	Apartment Renovations		\$10,000
	Apartment Renovations		\$10,000	Common Area Upgrades		\$5,000
	Paint Apartments		\$2,000	Asbestos Maintenance		\$10,000
	SENIOR CITIZEN HIGH RISE NJ049-5			OVERLOOK NJ049-6		
	Apartment Renovations		\$10,000	Sidewalks		\$10,000
	New Roof		\$132,647	Tree Work		\$5,000
	DARE AVENUE NJ049-6			Apartment Renovations		\$9,000
	Sidewalks		\$1,000	DARE AVENUE NJ049-6		
	Tree Work		\$1,000	Sidewalks		\$10,000
	Apartment Renovations		\$5,000	Tree Work		\$5,000
	OVERLOOK NJ049-6			Apartment Renovations		\$10,000
	Sidewalks		\$1,000	PINE STREET NJ049-6		
	Tree Work		\$1,000	Sidewalks		\$8,500
	Apartment Upgrade		\$5,000	Tree Work		\$5,000
	PINE STREET NJ049-6			Apartment Renovations		\$10,397
	Sidewalks		\$500			
	Tree Work		\$750			
	Apartment Renovation		\$4000			

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an “x”) N1 _____ N2 _____ R _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY1998					
FY 1999					

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

(Although the Authority is not required to place families to produce a better income mix as covered by the final rule, but consistent with the law, the Authority does have a policy regarding encouraging bringing higher income families into the family sites. All three sites are located in the city’s Empowerment Zone, which by definition means there are high concentrations of poverty in these areas. See the policy at the end of this template.)

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

DECONCENTRATION PLAN
OF THE
HOUSING AUTHORITY OF THE CITY OF BRIDGETON

Overview

Section 513 of the Quality Housing and Work Responsibility Act of 1998 provides that "...public housing dwelling units of a public housing agency made available for occupancy in any fiscal year by eligible families, not less than 40 percent shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30 percent of the area median income, as determined by the Secretary with adjustments for smaller and larger families." Furthermore Section 513 also notes that "A

public housing agency shall establish] an admissions policy designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. This clause may not be construed to impose or require any specific income or racial quotas for any project or projects." Section 513 paragraph (iii) makes it clear that families may be provided incentives to move into housing complexes but may be free to reject such offers without any adverse action. The paragraph reads:

(iii) Family Choice.--Incentives referred to in clause (ii) may be made available only in a manner that allows for the eligible family to have the sole discretion in determining whether to accept the incentive and an agency may not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a project described in clause (i)(II), Provided, That skipping of a family on a waiting list to reach another family to implement the policy under clause (i) shall not be considered an adverse action. An agency implementing an admission policy under this subparagraph shall implement the policy in a manner that does not prevent or interfere with the use of site-based waiting lists authorized under section 6 (s).

Upon examining the residents entering into the Housing Authority of the City of Bridgeton from October 21, 1998, the date of the enactment of the law, until March 15, 1999 found that fully 82 percent of the new applicants met the requirement that at least 40 percent of the new residents have combined household incomes equal to, or less than, 30 percent of median income as adjusted for family size. Accordingly, the Authority's admission policy was providing for an adequate supply of very low income residents but was not introducing many applicants into the housing complexes whose income was greater than 30 percent of median income. Accordingly, a policy to skip over some applicants to provide a mix of incomes was determined to be necessary. The Authority also examined the location of each housing complex with regards to the poverty levels of the census tract and block group where the housing complex was located and then also examined the percentages of households with incomes less than \$10,000 per year with similar complexes. It was determined that all three family complexes (non-elderly/disabled) were in census tracts with high concentrations of poverty; that each had high levels of poverty; and that their difference in income range was not significant between them. (Mill Street seemed to have smaller percentages of very low income households but this is partly attributable to the fact that Mill Street has apartments with more bedrooms compared to the other complexes and presumably had more household income as a consequence of either employment or additional assistance per child. It was also determined that there was a significant difference in the elderly sites with regard to census tract data and with regard to concentrations of poverty at each site. Most significantly, it appears that the housing complexes known as the Senior Citizen High Rise and Overlook had a percent of households with annual income of less than \$10,000 per year was significantly higher than all the other housing complexes. Inasmuch as Overlook is a small complex consisting of only 14 units, this difference may be explained and changed by moving only a few higher income families into that complex. Changing

the income mix for the Senior Citizen High Rise with 100 units will be more difficult.

Deconcentration Policy
Accordingly, it shall be the policy of the Housing Authority of the City of Bridgeton:

1. Implement an admissions policy and procedure to assure that at least 40 percent of new placements in any fiscal year, at any housing site, shall be households with annual incomes less than or equal to 30 percent of median income for the area as adjusted by the Secretary for family size; and
2. Adjust such policy and procedure as necessary to reach an appropriate income mix for each site in order to deconcentrate poverty. Said policy shall take into account the community census data where sites are located, and the income mix comparisons among the housing complexes; and

3. For the family (non-elderly/disabled) complexes of Maplewood Gardens, Mill Street, and Cohansey View, the Authority will endeavor to attract higher income residents to move into those complexes by such efforts that will include, but not be limited to, skipping over applicants on the waiting list, to get to the next applicant(s) whose anticipated household annual income exceeds 30% of median income. However, this effort shall not allow the percentage of new residents in any complex during a fiscal year having incomes equal to or less than 30% of median income to be less than 40 percent as provided in paragraph 1 above; and

4. For the elderly/disabled complexes of Overlook and the Senior Citizen High Rise, the Authority will endeavor to attract higher income residents to move into those complexes by such efforts that will include, but not be limited to, skipping over applicants on the waiting list, to get to the next applicant(s) whose anticipated household annual income exceeds 30% of median income. However, this effort shall not allow the percentage of new residents in any complex during a fiscal year having incomes equal to or less than 30% of median income to be less than 40 percent as provided in paragraph 1 above; and
5. The Authority will review the placement data or residents periodically, but not less than monthly; and

6. The Commissioners of the Housing Authority of the City of Bridgeton will review data provided to them at periodic intervals, but not less than annually, and adjust the placement practice as necessary to be consistent with the general policy as stated in paragraphs 1 and 2 and as required by federal law and regulation.

Public Hearing June 18, 2001

The Resident Advisory Board reviewed the draft Annual Plan and Five year plan and related documents at a meeting on April 26, 2001. Members were presented with a detailed overview of the plan and encouraged to review their copies and pose questions to the Authority either verbally or in writing. It was noted that there would be a publicly advertised meeting on Monday June 18, 2001, at 4 PM at the Senior Citizen High Rise at which members of the public and residents, including those on the Resident's Advisory Board could attend and make comments. Availability of the plans was advertised in the local newspaper and copies were available at the main office and at the public library.

The Authority received no written responses or verbal inquiries during this time. However, 23 persons attended the June 18, 2001 meeting in addition to the Housing Authority staff. The Executive Director probed the members for comments about neighborhood appearance and safety which were the lowest scoring areas in the Resident Assessment Survey although it had not been clear which areas were in the most need or exactly what the problems were. Members of the Senior Citizen High Rise noted that in recent years more problems with people spending the night when they were not on the lease and people sneaking into the building after the security guard left at 1 AM were becoming more of a problem. Mill Street residents complained of people "hanging out" at their apartment complexes and causing trouble even though they didn't live there.

A resident of a senior site at Dare Avenue noted a variety of unsightly conditions including small shrubs that needed to be cleaned up around building foundations, a maintenance shed and along a fence.

After about an hour, the meeting adjourned.

RESPONSE TO RESIDENT COMMENTS
ON
2001 BRIDGETON HOUSING AUTHORITY PLANS

The Authority agrees that there has been an increase in security problems at the Senior Citizen High Rise. This matter was brought to the attention of the Commissioners of the Housing Authority of the City of Bridgeton at their June 19, 2001 meeting and they agreed to increase the security guards from 5 PM to 8 AM, seven days a week. In addition, residents will be issued identification cards and a separate booklet will be kept so that the guards can readily tell if a person attempting to enter the building is in fact a resident.

The Authority also agrees that problems with loitering and other illegal activities occur at Mill Street. Although the police have made arrests and continue to make it difficult for illegal activity to thrive there, a pervasive determination among some persons makes the peaceful enjoyment of their homes difficult for other law-abiding residents. The Authority has initiated efforts to receive a HOPE VI Demolition grant to allow these units to be demolished and allow the residents to move to better housing.

Problems with shrubbery and such at the Dare Street apartments have been confirmed by staff and staff will address and monitor these concerns.