

07/15/04

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

HA Plans for
The Housing Authority
of the
City of Bridgeton
110 East Commerce Street
Bridgeton, NJ 08302
(856) 451-4454



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

**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: 10/2004

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: (82.5)
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 2002
[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 (PHAS Score: 90)**
 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 be much enhanced because the BHA has been successful in its HOPE VI application as well as other federal initiatives that may be applicable to its programs. New emphasis will be placed on dramatic improvement to our community through this program. We will also continue our efforts in preventative maintenance, resident organization, and in 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

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i. Executive Summary	
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18. Other Information
- D. Criterion for Substantial Deviation

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:	Attachment
<input checked="" type="checkbox"/> A: Admissions Policy for Deconcentration	A
<input checked="" type="checkbox"/> B: FY 2000 Capital Fund Program Annual Statement	B
<input checked="" type="checkbox"/> D: Statement of Progress in Achieving Goals and Objectives	D
<input checked="" type="checkbox"/> E: Statement of Pet Policy	E
<input checked="" type="checkbox"/> F: Statement of Resident Membership on the PHA Governing Board	F
<input checked="" type="checkbox"/> G: Statement of Membership on the PHA Resident Advisory Board	G
<input checked="" type="checkbox"/> H: Statement on the Deconcentration on Poverty	H
<input checked="" type="checkbox"/> I: Statement on the Initial Voluntary Conversion Assessment	I
<input type="checkbox"/> Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	
Optional Attachments:	
<input type="checkbox"/> PHA Management Organizational Chart	
<input checked="" type="checkbox"/> C: FY 2000 Capital Fund Program 5 Year Action Plan	C
<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> J: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	J

Other (List below, providing each attachment name)

Statement on Community Service

K

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	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	income mixing analysis	
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 development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent 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	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	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
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 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 (PHEDEP) 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
Black	?	3	3	3	3	3	3
White	?	3	3	3	3	3	3
Hispanic	?	3	3	3	3	3	3
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)

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
Waiting list total	130		59
Extremely low income <=30% AMI	97	74	
Very low income (>30% but <=50% AMI)	25	19	
Low income (>50% but <80% AMI)	8	7	
Families with children	38	30	
Elderly families	36	28	
Families with Disabilities	43	33	
Black	76	58	
White	41	31	
Hispanic	13	11	
Native American	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	61	47	
1BR	29	22	
2 BR	22	17	
3 BR	15	12	
4 BR	3	2	
5 BR	0	0	

Housing Needs of Families on the Waiting List Public Housing Program			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months) 2			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" 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	184	15%	15%
Extremely low income <=30% AMI	100	54	
Very low income (>30% but <=50% AMI)	54	29	
Low income (>50% but <80% AMI)	30	16	
Families with children	144	78	
Elderly families	6	3	
Families with Disabilities	29	16	
Black	125	68	
White	25	14	
Hispanic	34	18	
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List Section 8 Program			
Only)			
1BR	20	11	2
2 BR	68	37	2
3 BR	64	35	3
4 BR	14	8	2
5 BR	0	0	
5+ BR	1	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months) 82 months as of May 2004. Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes 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			

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 have successfully pursued a HOPE VI application** that will 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)

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 2003 grants)		
a) Public Housing Operating Fund, Subsidy for FYE 9/30/2003	1,559,459	
b) Public Housing Capital Fund FYB 10/2003	879,436	
c) HOPE VI Revitalization	6,842,894	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance FYE 9/30/2003 budget for NJ DCA Local Finance Agency	1,339,988	
f) Public Housing Drug Elimination	0	
g) ROSS Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below) Social Services BG	\$36,570	Resident Services
	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
	0	
	0	
3. Public Housing Dwelling Rental Income Projected as per subsidy calculations for FYE 9/30/2003	1,211,708	Management
4. Other income (list below)	0	
Excess Utilities as per subsidy calculations for FYE 9/30/2003	37,000	Management
Miscellaneous Charges, rents, laundry, etc. FYE 9/30/2003 financial statements	213,280	Management
Estimated Investment Income from FYE 9/30/2002 financial statements	125,709	Management
4. Non-federal sources (list below)	0	
Total resources	\$12,246,044	

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?

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

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 currently has no special purpose Section 8 Assistance Programs.

- 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:

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 Beginning	Expected Turnover

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)

(2) Section 8 Management: (list below):

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):

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 (B): nj049b01

-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 (C): nj049c01

-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: Cohansey View
2. Development (project) number: NJ049-004
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 checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/> Only to be considered if HOPE VI funding is not secured.	
4. Date application approved, submitted, or planned for submission: <u>(10/23/2001)</u>	
5. Number of units affected: 36	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development: Mill Street Only	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 6/2002	
b. Projected end date of activity: Project demolition 10/2003	

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) <input type="checkbox"/> Part of the development <input type="checkbox"/> 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 has 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?

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
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Not at this time. However, as part of its initiative to acquire HOPE VI funding, the Authority is developing a Community Support Services Program guide that may be utilized in future initiatives. In addition, the Authority is part of the county-wide collaborative known as One EASY Link (OEL) which allows agencies to screen applicants quickly for services that are available in the community to which the resident (for example) might apply.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) 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):

3. Which developments are most affected? (list below):

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):

1. Which developments are most affected? (list below):

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):

2. Which developments are most affected? (list below):

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. **Left blank – PHDEP Program discontinued**

- 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 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename)

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?
- 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? 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):

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)
- 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):

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 Jerseylaw 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: 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)

3. 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

Criterion for identifying a “substantial deviation” and “significant amendment” in the PHA Plan

The Bridgeton Housing Authority will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Advisory Board and by the Public Hearing process before a corresponding change in the *Agency Plan* can be adopted.

1. Any alteration of the Authority’s *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal or a new Strategic Objective;

In setting the above criteria, the Bridgeton Housing Authority intends by “Strategic Goal” and “Strategic Objective” specifically those items under those headings in its *5-Year Plan*.

Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The Bridgeton Housing Authority has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” and “significant amendment or modification” to its *Agency Plan*. The PHA will also consider the following events to require a public process before amending such changes to its *Agency Plan*.

- ❑ changes to rent or admissions policies or organization of the waiting list;
- ❑ additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- ❑ additions of new activities not included in the current PHDEP Plan and
- ❑ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The Bridgeton Housing Authority acknowledges that HUD may make an exception to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachments

- Attachment A Policy for the Deconcentration of Poverty
- Attachment B FY 2000 Capital Fund Program Annual Statement
- Attachment C Capital Fund Program 5-Year Plan for Modernization
- Attachment D Statement of Progress in Achieving Goals and Objectives
- Attachment E Statement of Pet Policy
- Attachment F Statement of Resident Membership on the PHA Governing Board
- Attachment G Statement of Membership on the PHA Resident Advisory Board
- Attachment H Statement on the Deconcentration of Poverty
- Attachment I Statement on the Initial Voluntary Conversion Assessment
- Attachment J Resident Comments on the Annual Plan
- Attachment K RASS Follow – up Plan
- Attachment L Statement on Community Service

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

Bridgeton Housing Authority

Attachment A:

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

Bridgeton Housing Authority

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
1. 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
2. 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 version: V99.

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

Bridgeton Housing Authority

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003a
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/04				<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	73,000		73,000	73,000
3	1408 Management Improvements:	106,000		19,104	19,104
4	1410 Administration	73,000		41,652	41,652
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	47,000		12,274	12,274
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	5,000		4,600	4,600
10	1460 Dwelling Structures	429,292		160,194	160,194
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	733,292		310,824	310,824
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Bridgeton Housing Authority

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003a			
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
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Operations	1406		73,000		73,000	73,000	
	Administration	1410		73,000		41,652	41,652	
	Fees & Costs	1430		47,000		12,274	12,274	
	Maintenance Equipment	1408		32,000		7,500	7,500	
	Computer Up-grades	1408		4,000		2,000	2,000	
	Office Equipment	1408		8,000		1,000	1,000	
	Security Equipment	1408		4,000		0	0	
	PHDEP After-School	1408		20,000		8,104	8,104	
	Policing	1408		30,000		0	0	
	Staff Training	1408		8,000		500	500	
Maplewood Gardens, NJO49-01	Roofing	1460		50,000		0	0	
	Radiators Replacement (Convectors & Risers)	1460		55,000		0	0	
	Apartment Up-grades	1460		8,000		5,000	5,000	
	Tree Maintenance	1450		1,000		700	700	
	Heating System Upgrade	1460		80,000		20,000	20,000	
Mill Street Ramblewood, NJ	Tree Maintenance	1450		500		500	500	
	Apartment Up-grades	1460		5,000		3,000	3,000	
Oakview I NJ049-3	Apartment Up-grades	1460		12,000		5,000	5,000	
	Tree Maintenance	1450		1,000		1,000	1,000	
	Heat Piping Up-grades	1460		45,000		45,000	45,000	
	Electric Upgrades	1460		10,000		0	0	
Oakview II NJ049-4	Apartment Up-grades	1460		11000		5,000	5,000	
	Tree Maintenance	1450		1000		900	900	
	Heat Piping Up-grades	1460		32000		32,000	32,000	
	Electric Up-grades	1460		10000		0	0	
Cohansey View	Apartment Up-grades	1460		2000		0	0	
Senior Citizen High Rise	Apartment Up-grades	1460		8000		4,000	4,000	
	Common Area Up-grades	1460		8000		0	0	

Bridgeton Housing Authority

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04950203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003b
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/04 <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	14,600			
3	1408 Management Improvements:	29,200			
4	1410 Administration	14,600			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	4,500			
10	1460 Dwelling Structures	83,244			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	146,144			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Bridgeton Housing Authority

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003b		
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
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Operations	1406		14,600				
	Administration	1410		14,600				
	Fees & Costs	1430		0				
	Maintenance Equipment	1408		23,200				
	Computer Up-grades	1408		2,000				
	Office Equipment	1408		2,000				
	Security Equipment	1408		0				
	PHDEP After-School	1408		0				
	Policing	1408		0				
	Staff Training	1408		2,000				
Maplewood Gardens, NJO49-01	Roofing	1460		22,100				
	Radiators Replacement (Convectors & Risers)	1460		5,000				
	Apartment Up-grades	1460		2,000				
	Tree Maintenance	1450		1,000				
	Heating System Upgrade	1460		15000				
Mill Street Ramblewood, NJ	Tree Maintenance	1450		0				
	Apartment Up-grades	1460		0				
Oakview I NJ049-3	Apartment Up-grades	1460		2,000				
	Tree Maintenance	1450		1,000				
	Heat Piping Up-grades	1460		0				
	Electric Upgrades	1460		2,000				
Oakview II NJ049-4	Apartment Up-grades	1460		0				
	Tree Maintenance	1450		1,000				
	Heat Piping Up-grades	1460		0				
	Electric Up-grades	1460		2,000				
Cohansey View	Apartment Up-grades	1460		0				
Senior Citizen High Rise	Apartment Up-grades	1460		2,000				
	Common Area Up-grades	1460		6,144				

Bridgeton Housing Authority

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P0495104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input 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	87,500			
3	1408 Management Improvements:	148,000			
4	1410 Administration	87,500			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	45,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	4,000			
10	1460 Dwelling Structures	507,000			
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	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	879,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Bridgeton Housing Authority

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Bridgeton Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Operations	1406		87,500				
	Administration	1410		87,500				
	Fees & Costs	1430		45,000				
	Maintenance Equipment	1408		40,000				
	Computer Up-grades	1408		10,000				
	Office Equipment	1408		8,000				
	Security Equipment	1408		15,000				
	PHDEP After-School	1408		20,000				
	Maintenance Vehicles	1408		48,000				
	Staff Training	1408		7,000				
Maplewood Gardens				0				
	Weatherization (doors)	1460		50,000				
				0				
	Apartment Upgrades	1460		30,000				
	Trees & Sidewalks	1450		500				
Mill Street	Apartment Repairs	1460		5,000				
Ramblewood	Trees & Sidewalks	1450		500				
	Apartment Upgrades	1460		10,000				
Oakview I	Trees & Sidewalks	1450		500				
	Gutter Replacement	1460		30,000				
	Siding	1460		50,000				
	Window Repair	1460		30,000				
	Apartment Upgrades	1460		15,000				
Oakview II	Trees & Sidewalks	1450		500				
	Gutter Replacement	1460		30,000				
	Window Repair	1460		20,000				
	Apartment Upgrades	1460		30,000				
Cohansey View	Apartment Upgrades	1460		5,000				

ATTACHMENT C

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	
PHA WIDE	PHA WIDE			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost		Planned Start Date (HA Fiscal Year)
Operations		93,361		2005
Administration		93,361		
Fees & Costs		90,000		
Management Improvements		118,000		
		0	394,772	
Operations		93,361	0	2006
Administration		93,361	0	
Fees & Costs		90,000	0	
Management Improvements		100,000	0	
HOPE VI Construction		107,000	0	
		0	483,722	
Operations		93,361	0	2007
Administration		93,361	0	
Fees & Costs		90,000	0	
Management Improvements		125,000	0	
		0	401,722	
Operations		94,000	0	2008
Administration		94,000	0	
Fees & Costs		90,000	0	
Management Improvements		130,000	0	
			408,000	
Total estimated cost over next 5 years		1,688,166	1,688,216	

Bridgeton Housing Authority

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
NJ049-1	Maplewood		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year
After School Program		20,000	
Community Room		2,000	
Paving / Sidewalk/Fencing		20,000	
Apartment Renovations		35,000	
Storage Additions		307,000	
			384,000
		0	0
			2006
Site Improvements		70,000	0
Tree Work		2,000	0
Paving		50,000	0
Sidewalk / Fencing		2,000	0
Apartment Renovations		20,000	0
Electrical Upgrade		20,000	0
		0	164,000
After School Program		25,000	0
Site Improvements		160,000	0
Tree work		2,000	0
Sidewalk / Fencing		4,000	0
Apartment / Upgrade		20,000	0
Electrical Upgrade		11,000	0
		0	222,000
		0	0
			2008
Site Improvements		150,000	0
Painting		5,000	0
Trees, Sidewalk, Fencing		1,000	0
		0	156,000
Total estimated cost over next 5 years		926,000	926,000

Bridgeton Housing Authority

ATTACHMENT C 5 YEAR

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	
NJ049-2	Ramblewood			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Tree Work		2,000		2005
Sidewalks / Fencing		2,000		
Apartment Renovations		5,000		
Community Room		4,000		
		0	13,000	
Tree work		2,000	0	2006
Sidewalk / Fencing		2,000	0	
Apartment Renovations		7,000	0	
Site Improvements		10,000	0	
Paint Apartments		2,000	0	
		0	23,000	
Tree Work		2,000	0	2007
Paving		10,000	0	
Sidewalk/Fencing		4,000	0	
Apartment Renovations		10,000	0	
Paint Apartments		2,000	0	
Site Improvements		10,000	0	
Community Room upgrade		20,000	0	
		0	58,000	
		0	0	2008
Site Improvement		10,000	0	
Painting		2,000	0	
Trees, Sidewalks, Fencing		1,000	13,000	
Total estimated cost over next 5 years		107,000	107,000	

Bridgeton Housing Authority

ATTACHMENT C 5 YEAR

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.

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units		
NJ049-3	Oakview I			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Sidewalks		2,000		2005
Tree Work		2,000		
Apartment Renovations		5,000	9,000	
		0	0	2006
Window Repair		2,000	0	
Sidewalks		2,000	0	
Tree Work		2,000	0	
Apartment Renovation		11,000	0	
Paint Apartments		2,000	0	
		0	19,000	
		2,000	0	2007
Window Repair		2,000	0	
Sidewalks		2,000	0	
Tree Work		10,000	0	
Apartment Renovations		5,000	0	
Paint Apartments		0	21,000	
		0	0	2008
Site Improvements		71,000	0	
Painting		2,500	0	
Community Room Improvements		4,000	0	
			77,500	
Total estimated cost over next 5 years		126,500	126,500	

Bridgeton Housing Authority

ATTACHMENT C 5 YEAR

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	
NJ049-4	Oakview II			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Sidewalks		2,000		2005
Tree Work		2,000		
Apartment Renovations		5,000		
		0	9,000	
Window Repair		2,000	0	2006
Sidewalks		2,000	0	
Tree Work		2,000	0	
Apartment Renovations		11,000	0	
Paint Apartments		2,000	0	
		0	19,000	
		0	0	
Window Repair		2,000	0	2007
Sidewalks		4,000	0	
Tree Work		2,000	0	
Apartment Renovations		10,000	0	
Paint Apartments		5,000	0	
		0	23,000	
		0	0	2008
Site Improvements		71,000	0	
Paint		2,500	0	
Trees, Sidewalk, Fencing		1,000	74,500	
Total estimated cost over next 5 years		125,500	125,500	

Bridgeton Housing Authority

ATTACHMENT C 5 YEAR

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	
NJ049-5	Senior High Rise			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Apartment Renovations		10,000		2005
Common Area Upgrades		5,000		
Asbestos Maintenance		11,000		
			26,000	
Site Improvements		10,000	0	2006
Apartment Renovations		12,000	0	
New Roof		132,028	154,028	
			0	2007
Painting		5,000	0	
Apartment Renovations		20,000	0	
		0	25,000	
		0	0	
		0	0	2008
Site Improvements		99,000	0	
Painting		4,000	0	
Trees, Sidewalks, Fencing		1,000	0	
			104,000	
Total estimated cost over next 5 years		309,028	309,028	

Bridgeton Housing Authority

ATTACHMENT C 5 YEAR

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	
NJ049-6	Overlook			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
		0		
Sidewalks		10,000		2005
Tree Work		5,000		
Apartment Renovations		9,000		
		0	24,000	
Sidewalks		1,000	0	2006
Tree Work		1,000	0	
Apartment Upgrade		7,000	0	
Site Improvements		10,000	0	
		0	19,000	
Sidewalks		1,000	0	2007
Tree Work		528	0	
Apartment Renovations		10,000	0	
Painting		5,000	0	
Roofing		60,000	0	
		0	76,528	
		0	0	
		0	0	2008
Site Improvements		10,000	0	
Painting		2,000	0	
Trees, Sidewalks, Fencing		1,000	0	
			13,000	
Total estimated cost over next 5 years		132,528	132,528	

Bridgeton Housing Authority

ATTACHMENT C 5 YEAR

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	
NJ049-6	Dare Avenue			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub total by year	Planned Start Date (HA Fiscal Year)
Sidewalks		10,000		2005
Tree Work		5,000		
Apartment Renovations		10,000		
			25,000	
Sidewalks		1,000	0	2006
Tree Work		1,000	0	
Apartment Renovations		7,000	0	
Site Improvements		10,000	0	
		0	19,000	
Sidewalks		2,000	0	2007
Tree Work		1,000	0	
Apartment Renovations		15,000	0	
		0	18,000	
		0	0	
		0	0	2008
Site Improvements		10,000	0	
Painting		2,000	0	
Trees, Sidewalks, Fencing		1,000	0	
			13,000	
Total estimated cost over next 5 years		75,000	75,000	

Bridgeton Housing Authority

ATTACHMENT C 5 YEAR

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	
NJ049-6	Pine Street			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Total by year	Planned Start Date (HA Fiscal Year)
		0		
Sidewalks		8,278		2005
Tree Work		5,000		
Apartment Renovations		10,000		
		0	23,278	
Site Improvements		10,000	0	2006
Sidewalks		500	0	
Tree Work		750	0	
Apartment Renovations		6,000	0	
		0	17,250	
Sidewalks and Paving		2,000	0	2007
Tree Work		750	0	
Apartment Upgrade		4,000	0	
Roofing		60,000	0	
		0	66,750	
		0	0	2008
Site Improvements		10,000	0	
Trees, Sidewalks, Fencing		1,000	0	
			11,000	
Total estimated cost over next 5 years		118,278	118,278	

PHA Plan

nj049d01.

Attachment D:

Statement of Progress in Meeting Goals and Objectives

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

PHA Goal: Expand the supply of assisted housing

Objectives:

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.

The BHA has competed successfully for a HOPE VI Demolition and Replacement Housing Grant, which will allow it to have a substantial impact on improving housing in Bridgeton.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

The Authority's overall PHAS score for the most recent scoring period was 90, or a rating as a High Performer. This is a significant improvement over last year's advisory score of 82.5, making the Authority a Standard Performer. On the current PHAS assessment, the Authority received a passing score in its Physical indicator score of 30 out of 30. The Authority also received scores of 30 out of 30 points on its financial and management indicators. These scores were all improvements over last year's scores.

Increase customer satisfaction:

The BHA improved its resident satisfaction survey score from 8.9 last year to 9.0 out of 10 possible points on its resident survey.

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

The Capital Fund has enabled the Authority to make badly needed improvements to many of its aging buildings over the last several years. Further Capital Fund improvements are planned, as are substantial improvements now that the HOPE VI Grant has been improved. All of these activities meet the above stated goals.

The BHA has made substantial strides this year meeting its major goals.

Bridgeton Housing Authority

nj049e01.

Attachment E:

Statement on the PHA Pet Policy

PREAMBLE

The following summarizes the policy of the Authority with respect to Pet Ownership in family housing complexes owned and managed by the Housing Authority of the City of Bridgeton.

DEFINITION OF PET

The policy defines pets as domesticated de-clawed cats not exceeding 13 pounds, as fish in an approved tank not exceeding 10 gallons of water, as domesticated, caged, small birds in an approved cage, and as dogs only if the person living in the unit is a senior or disabled person living alone and the dog is a domesticated short haired neutered or spayed dog. No other living creature shall be construed as a pet.

PET APPLICATION REGISTRATION & Pet Permit

Tenants who wish to apply for a Pet Permit must file an application for a Pet Permit with the Housing Authority office. The policy provides strict conditions for receiving a pet permit, and also includes clear grounds upon which such a permit may be revoked

PET MANAGEMENT PLAN

The policy limits one Pet Permit per tenant. Pets to be confined to apartment unless on a leash. Pets shall not wander without attended restraint(Leash)in common areas of the building or on the grounds. In the event that the tenant leaves the building in an emergency, pet is to be provided for in accordance with the "Pet Emergency Care Plan" within four (4) hours of departure of tenant. Tenant acknowledges responsibility for the cleanliness of pet and removal of pet waste from building.

GENERAL CONDITIONS & Pet Control The Authority shall follow approved inspection procedures as outlined in the lease agreement. A notice to remove a pet shall be in accordance with 24 CFR 942.30, nuisance or threat to health or safety. Damages caused by pet as determined by inspection shall be repaired/replaced by management at full repair/replacement cost at time of discovery of damage. If continued damages occur, tenant will be issued notice for removal of pet within 72 hours. Tenant will be billed for full repair/replacement cost at time of repairs.

The tenant shall be responsible for arranging for burial or other disposal, off the premises, of pets in the event of death of the pet.

Bridgeton Housing Authority

nj049f01.
Attachment F:

Statement About a Resident on the PHA Governing Board

The Bridgeton Housing Authority has a resident on its governing Board Commissioners.

Our resident commissioner is

Patsey Johnson-Pearce

The term office for Ms. Pearce will expire on 12/17/03

Her appointment was approved by the Bridgeton City Council

Bridgeton Housing Authority

Attachment G:

Statement of Membership on the Resident Advisory Board

Bridgeton Housing Authority Residents Council Representatives

Joseph Spagnola
110 E. Commerce St.
Apt. 10-A
Chairperson

Lora Holton
Secretary

Nellie Chann
430 Oakview Heights

Jean Uhland
295 Oakview Heights

Linwood Thomas
49 Dare Ave
Treasurer

Myrtle Keen
65 Dare Ave.

Carolyn Floyd
53 Dare Ave.

James Nasuti
67 Dare Ave.

Robbye Walker
5 Maple Drive

Kirstie Brown
29 Birch St.

Bridgeton Housing Authority

Attachment H:

Statement on the Deconcentration of Poverty

As required I HUD PIH Notice 2001-4, the Bridgeton Housing Authority here attaches the required additional questions modifying those in Section 3(A)(6) of the HUD 50075 Template.

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.
- 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 Occupied by families	Explanation (if any) [see step 4 at §903.2 (c)(1)(iv)]	Deconcentration policy (if explanation) [see step 5 at §903.2 (c)(1)(v)]

Bridgeton Housing Authority

Attachment I:

Component 10 (B) Voluntary Conversion Initial Assessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments?

Three

- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy developments)?

Three

- c) How many Assessments were conducted for the PHA's covered developments?

Three

- d) Identify developments that may be appropriate for conversion based on the Required Initial Assessments:

None

Development Name	Number of Units

- a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Bridgeton Housing Authority

Attachment J:

Resident Attendance List re: the Annual Plan – 2004

Monica Gutowski
Sue C. Printz
Anna Chambers
Eloise Young
Sharon Goodwin
Thelma McGriff
Nellie Chann

PUBLIC HEARING

A public hearing was held for the Bridgeton Housing Authority Annual Plan for fiscal year 2004. The meeting took place at the Oakview community room located at 429 Oakview Heights at 4:30 PM. Housing Authority Director Raymond H. Maier and Assistant director Jim Howell were to conduct the meeting.

Unfortunately, no residents or citizens attended the meeting despite the fact that the meeting was advertised twice in the local newspaper. A prime reason that Authority residents may not have attended is due to the efforts of Bridgeton's HOPE VI program. Ongoing meetings for the HOPE VI program have informed most residents about activities that are important to them. Also, there are no major changes from last year's plan and the residents' major concern, physical upkeep of their facilities is being addressed.

Bridgeton Housing Authority

Attachment K

Statement on Community Service

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) added a new section to the United States Housing Act of 1937 (1937 Act). Section 12(c) of the Housing Act established the Community Service Requirement for residents of public housing. In compliance with the QHWRA and Section 12(c) of the 1937 Act, the Housing Authority of the City of Bridgeton in consultation with the Resident Advisory Board has established a Community Service Requirement Policy for those residents residing in Public Housing.

The following residents are exempt from the Community Service Requirement:

- An individual that is blind or disabled, as defined under section 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c), and who is unable to comply with this section, or is primary caretaker of such individual;
- Residents 62 years of age and older
- Is engaged in a work activity (as such term is defined in section 407(d) of the social security Act (42 U.S.C. 607), as in effect on and July 1, 1997);
- Meets the requirements for being exempted from having to engage in a work activity under the State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
- Is in a family receiving assistance under a State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found in noncompliance with such program

Third party certification must be provided by the entity with whom the resident is working

Residents 18 years or older not exempt, as determined by the Authority in conformance with HUD rules, shall perform eight (8) hours per month of approved community service and/or economic self-sufficiency activities. Residents' compliance will be verified monthly. If a resident has not fulfilled the community service/economic self-sufficiency requirement during the past year, the resident must enter into an agreement with the Authority to comply with the requirement. If the resident does not enter into such agreement or does not comply with the stipulations in the agreement, the lease will not be renewed. The agreement must be signed by both the Authority and resident before the expiration for the lease and must include additional hours of community service or economic self sufficiency activities to cure the past year's noncompliance.

The Authority will determine which family members are subject to or exempt from the service requirement during the recertification of family. The exempt or nonexempt status of family members may change throughout the year and family members, at time of recertification, must sign an agreement stating that if the status changes, the family member must contact the appropriate staff person assigned to the family's recertification and inform them of the change. The Authority will determine if the family member must enter into a community service or economic self sufficiency program and will notify resident of process and approved activities. The Authority will approve the activities that fulfill the community service/economic self-sufficiency requirements and will provide an updated list of approved activities for dissemination to staff and residents.