

7/15/2005 2

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

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# PHA Plans

5 Year Plan for Fiscal Years **2005 - 2009**

Annual Plan for Fiscal Year **2005**

HA Plans for  
The Housing Authority  
of the  
City of Bridgeton

110 East Commerce Street  
Bridgeton, NJ 08302  
(856) 451-4454



**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:** NJ 049

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2005

### 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 2005 - 2009**  
[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: (state mission here)  
*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 completing the HOPE VI project as well as exploring other alternatives to improve the living conditions at the Authority's public housing sites and in the surrounding neighborhoods. The Authority will also evaluate and pursue if appropriate, the designation of its Senior Citizen High Rise Building for seniors only and identify alternative housing appropriate for young disabled persons.*

**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)

PHAGoal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 89

*The Authority's overall PHAS score for the year ending 9/30/2004 was 89, making the Authority a "Standard Performer". The Authority received a passing score in its Physical indicator score of 26 out of 30, which was significantly improved over the prior year's score of 18.5. 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 enough 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 predominately positive. Accordingly, the Authority will ask the Resident Advisory Board for additional insight to these issues*

Improve voucher management: (SEMAP score) 88

*The Authority received a score of 88 on its SEMAP score which makes the Authority a Standard Performer in the Section Eight Housing Voucher program. A better score may have been obtained if the HQS inspections had been uploaded to the PIC system. The Authority also did not receive bonus points for moving families into neighborhoods of lower concentrations of poverty. Although the Authority does encourage families to move into neighborhoods of lower concentrations of poverty, a city of only 6 square miles has concentrations of poverty in almost every census tract. Proving that families have moved into neighborhoods of lower concentration of poverty will require getting census tract information by block group to verify success in moving families to neighborhoods of lower concentration of poverty. In any case, The Authority is a Standard Performer on SEMAP, but 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.*

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

- Provide replacement vouchers:
- Other: (list below)

*Explore working with other non-profits 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)

*Consider HOPE VI – like alternatives to upgrading the living environment for the families at the 100 units Maplewood Gardens housing complex. There has been some discussion of selling the site to the Bridgeton School System to provide a site for a new school. Such a sale will entail finding alternative housing for existing tenants, and providing relocation benefits in addition to assuring that resident support is obtained by providing better housing opportunities.*

**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: (list below)

*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. All residents have been invited to HOPE VI job fairs and the Authority will continue to promote resident employment as opportunities occur.*

**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 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

*The Authority's plan is to utilize all available tools to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. In addition to the long established mission of the Housing Authority as stated above, the Authority specifically intends to pursue the improvement of the neighborhoods where its facilities are located. This effort will 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 preventive 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**

**Annual Plan**

- i. Executive Summary
- ii. Table of Contents
  - 1. Housing Needs
  - 2. Financial Resources

3. Policies on Eligibility, Selection and Admissions
  4. Rent Determination Policies
  5. Operations and Management Policies
  6. Grievance Procedures
  7. Capital Improvement Needs
  8. Demolition and Disposition
  9. Designation of Housing
  10. Conversions of Public Housing
  11. Homeownership
  12. Community Service Programs
  13. Crime and Safety
  14. Pets
  15. Civil Rights Certifications (included with PHA Plan Certifications)
  16. Audit
  17. Asset Management
  18. Other Information
- Criteria 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 **SERRATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration [**ATTACHMENT A**]
- FY 2005 Capital Fund Program Annual Statement [**ATTACHMENT B**]
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)

Optional Attachments:

- PHA Management Organizational Chart [**ATTACHMENT D**]
- FY 2005 Capital Fund Program 5 Year Action Plan [**ATTACHMENT C**]
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not **included** in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	the Consolidated Plan	
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	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
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	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
	Public housing grievance procedures	Annual Plan: Grievance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	<input type="checkbox"/> check here if included in the public housing A & O Policy	Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>X</b>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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
<b>X</b>	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1005	5	3	3	2	1	1
Income >30% but <=50% of AMI	1795	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

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: 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990 / 2000
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> <b>Public Housing</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
	# of families	% of total families	Annual Turnover
Waiting list total	174		50%
Extremely low income <=30% AMI	107	61	
Very low income (>30% but <=50% AMI)	48	28	
Low income (>50% but <80% AMI)	19	11	
Families with children	51	29	
Elderly families	48	28	
Families with Disabilities	40	23	
Race/ethnicity Black	97	56	
Race/ethnicity White	53	30	
Race/ethnicity Hispanic	19	11	
Race/ethnicity Native American	5	3	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	82	47	
2 BR	38	22	
3 BR	30	17	
4 BR	22	13	
5 BR	1	1	
5+ BR			
Is the <b>PUBLIC HOUSING</b> waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes On occasion, The Authority has had an ample supply of family applications but a limited list of elderly applicants.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b>			
<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)			
	# of families	% of total families	Annual Turnover
Waiting list total	161		12%
Extremely low income <=30% AMI	86	53	
Very low income (>30% but <=50% AMI)	53	33	
Low income (>50% but <80% AMI)	22	14	
Families with children	41	25	
Elderly families	4	2	
Families with Disabilities	23	14	
Race/ethnicity Black	101	63	
Race/ethnicity White	22	14	
Race/ethnicity Hispanic	38	24	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	18	11	
2 BR	62	39	
3 BR	66	41	
4 BR	12	7	
5 BR	1	1	
5+ BR	2	1	
Is the <b>Section 8</b> waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 106 as of May 2005			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input 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 On occasion, The Authority has had an ample supply of family applications but a limited list of elderly applicants.			

### 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.

#### (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 (list below)

#### **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: (list below)

**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 - *At the Senior Citizen High Rise*
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) *(see also below) Apply for funding, if available and appropriate, for young disabled persons*

**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) - *Apply for funding, if available and appropriate, for young disabled persons*

**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
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	1,318,544	
b) Public Housing Capital Fund	809,686	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,046,280	
f) Public Housing Drug Elimination		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2004 CF	395,425	
HOPE VI – Cohansey View	1167071	
HOPE VI Demo – Mill St	650,000	
<b>3. Public Housing Dwelling Rental Income</b>	1,044,310	
<b>4. Other income (list below)</b>		
Interest	7,500	
Excess Utilities	45,617	
Rooftop Cell Antenna Rental	30,663	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>6,515,096</b>	

### **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. Public Housing residents planning to move into new HOPE VI housing will not be able to move into the new housing if inspection of their units indicates poor housing keeping. Counseling for such tenants will be provided to make them eligible for the HOPE VI housing.*

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)

*Although the Authority did use the State Police's Bureau of Identification to run criminal checks, we have found that the "**Landlord Protect**" system is faster,*

*cheaper, and includes the whole state of New Jersey and many other states as well. Accordingly, we have ceased to use the State Police/FBI check system unless we have reason to do so, such as a person has recently moved into the area. 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 SIB 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?7

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? 7

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  
 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.

1 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
- 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 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)

*Web Site: www.bridgetonpha.org*

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
- At family request for revision
- 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?

*N/A Only One Family development remains (Maplewood)*

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)
- Other *“First American” Includes Credit and Criminal*
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)  
*The staff will share information upon request from the landlord. It remains, however, the landlord’s responsibility 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?

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)

*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.*

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.

1 Date and Time  
*See also above*

Former Federal preferences  
*See also above*

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)  
*See also above*

- 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)  
*See Section 8 Homeownership*

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)
- 95<sup>th</sup> 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	Approximately 400; the Authority has 450 units subsidized under its AC but 98 units will be supported in the HOPE VI homes being constructed	50
Section 8 Vouchers	Approximately 180; currently there are 163 families participating in the program, but additional families will be served as HOPE VI vouchers are deployed to new participants	12
Section 8 Certificates	None	

### 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)  
*Maintenance Manual; Resident Lease, Admissions and Continuing Occupancy Policy*

(2) Section 8 Management: (list below)  
*Administrative Plan and Associated Family Responsibility Form*

### 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)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

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

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

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

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

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- 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 especially as a continuation of HOPE VI Phases I, II, and III 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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Mill Street
1b. Development (project) number:	NJ049-2
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (Demolition) Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>10/23/2001;</u> <u>1/1/2006 for submission</u>
5. Number of units affected: 36
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/2005 b. Projected end date of activity: 3/2006

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Cohansey View</b>
1b. Development (project) number: NJ049-4
2. Activity type: Demolition <input checked="" type="checkbox"/> (approved) Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>10/23/2001</u>
5. Number of units affected: 62
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/2005 b. Projected end date of activity: 3/2006

**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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Elderly High Rise
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	07/2005
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" 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.

<b>Conversion of Public Housing Activity Description</b>	
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.)

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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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 be 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:

*Mobile homes, even those placed on a permanent foundation, will not be eligible for this program*

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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? 11/13/2002

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
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)  
*The Authority places welfare workers in work readiness jobs such as cleaning and security.*

**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 HOPE VI funding, the Authority has developed a Community Support Services Program that evaluates family needs and directs clients to appropriate agencies for assistance.*

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 2005 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.

- HAS** Established 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 *although residents did not identify such fear in their resident surveys pursuant to RASS.*
- 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)

2. What information or data did the PHA use 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)

*When the Authority had its Drug Elimination Program the police were successful in eliminating the open air drug markets and obtaining warrants to make drug arrests at apartments actively engaging in drug activities. When funding for the drug elimination program ceased, the drug activity began again almost immediately.*

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

*Maplewood Gardens is the only family site left as soon as the HOPE VI projects at Mill and Cohansey View are demolished. The senior citizen sites do not seem to have these problems.*

**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)  
*Use operating funds to obtain additional police services. As subsidy funding is reduced, this resource may be discontinued.*

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

*Maplewood Gardens*

**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)

*Maplewood Gardens*

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 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.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (provide name here)
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**

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

## **Attachments**

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

ATTACHMENT A Admissions Policy for Deconcentration

ATTACHMENT B Capital Fund Years Program Annual Statements

ATTACHMENT C Capital Fund 5 Year Plan

ATTACHMENT D Organization Chart

**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).

Inasmuch as the Authority is currently involved in a HOPE VI Revitalization Project and a HOPE VI Demolition project which are expected to result in the demolition of the family units at Cohansey View and at Mill Street, there is no need to adjust policy to provide a mix of incomes in the three different family sites so that they are comparable since two of the three will be eliminated. The 98 units of ACC subsidized units to be constructed pursuant to the HOPE VI program are part of a Low Income Tax Credit Projects, the income mixing will be in accordance with the guidelines of those projects that provide for families with incomes under 30% of median, 40% of median, 50% of median and 60% of median.

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) complex at the Maplewood Garden Apartment Complex, 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:

**PHA Plan  
Table Library**

**SEE FOLLOWING PAGES**

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

**ATTACHMENT B**

**2004**  
**2005**

**CAPITAL FUND PROGRAM ANNUAL STATEMENTS/PERFORMANCE AND EVALUATION REPORTS**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <b>Bridgeton Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39P0495104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>April 30, 2005</b> <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	80,900		80,900	80,900	
3	1408 Management Improvements:	154,886		22,214	22,214	
4	1410 Administration	80,900		62,149	62,149	
5	1411 Audit	0		0	0	
6	1415 Liquidated Damages	0		0	0	
7	1430 Fees and Costs	45,000		13,632	13,632	
8	1440 Site Acquisition	0		0	0	
9	1450 Site Improvement	4,000		3,000	3,000	
10	1460 Dwelling Structures	444,000		213,530	213,530	
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 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>809,686</b>		<b>395,425</b>	<b>395,425</b>	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504					
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					

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

PHA Name: <b>Bridgeton Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
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
				<b>Original</b>	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Operations	1406		80,900		80,900	80,900	
	Administration	1410		80,900		62,148	62,148	
	Fees & Costs	1430		45,000		13,632	13,632	
	Maintenance Equipment	1408		40,000		6,160	6,160	
	Computer Up-grades	1408		10,000		3,000	3,000	
	Office Equipment	1408		10,000		0	0	
	Security Equipment	1408		19,886		3,055	3,055	
	PHDEP After-School	1408		20,000		10,000	10,000	
	Maintenance Vehicles	1408		48,000		0	0	
	Staff Training	1408		7,000		0	0	
Maplewood Gardens				0		0	0	
	Weatherization (doors)	1460		50,000		0	0	
				0		0	0	
	Apartment Upgrades	1460		30,000		19,000	19,000	
Mill Street	Trees & Sidewalks	1450		500		500	500	
	Apartment Repairs	1460		5,000		5,000	5,000	
Ramblewood	Trees & Sidewalks	1450		500		500	500	
Oakview I	Apartment Upgrades	1460		10,000		10,000	10,000	
	Trees & Sidewalks	1450		500		500	500	
	Gutter Replacement	1460		30,000		0	0	
				0		0	0	
Oakview II	Window Repair	1460		30,000		22,000	22,000	
	Apartment Upgrades	1460		18,000		18,000	18,000	
	Trees & Sidewalks	1450		500		500	500	
	Gutter Replacement	1460		30,000		0	0	
	Window Repair	1460		20,000		20,000	20,000	
	Apartment Upgrades	1460		35,000		35,000	35,000	





Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						
Part I: <b>Summary</b>						
PHA Name: <b>Bridgeton Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NJ39P0495105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>	
<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 #.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	80,900				
3	1408 Management Improvements:	161,937				
4	1410 Administration	80,900				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	55,000				
8	1440 Site Acquisition	0				
9	1450 Site Improvement	12,000				
10	1460 Dwelling Structures	368,949				
11	1465.1 Dwelling Equipment—Nonexpendable	0				
12	1470 Nondwelling Structures	0				
13	1475 Nondwelling Equipment	0				
14	1485 Demolition	50,000				
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)	<b>809,686</b>				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504					
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					

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: <b>Supporting Pages</b>								
PHA Name: <b>Bridgeton Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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		80,900				
	Administration	1410		80,900				
	Fees & Costs	1430		45,000				
	Maintenance Equipment	1408		25,000				
	Computer	1408		5,000				
	Office Equipment	1408		8,000				
	Security	1408		61,937				
	Security Equipment	1408		5,000				
	After School Program	1408		20,000				
	Maintenance Vehicles	1408		30,000				
	Training	1408		7,000				
<b>Maplewood</b>	Door Weatherization	1460		20,000				
	Apartment Upgrades	1460		30,000				
	Trees & Sidewalks	1450		9,000				
Mill Street	Apartment Repairs	1460		5,000				
Ramblewood	Trees & Sidewalks	1450		500				
	Apartment Upgrades	1460		6,000				
Oakview I	Trees & Sidewalks	1450		500				
	Gutter Replacement	1460		20,000				
	Siding Upgrade	1460		30,000				
	Window Repair	1460		20,000				
	Apartment Upgrade	1460		25,514				
Oakview II	Trees and Sidewalks	1450		500				
	Gutter Replacement	1460		22,949				
	Window Repair	1460		10,000				
	Apartment Upgrade	1460		15,000				
Cohansey View	Apartment Repair	1460		5,000				

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

PHA Name: <b>Bridgeton Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2005</b>		
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	
Senior High Rise	Trees & Sidewalks	1450		500				
	Roof Replacement	1460		36,986				
	Common Area Upgrade	1460		30,000				
Overlook	Apartment Upgrade	1460		20,000				
	Apartment Upgrade	1460		6,000				
Dare Avenue	Trees & Sidewalks	1450		500				
	Apartment Upgrades	1460		20,000				
Pine Street	Trees & Sidewalks	1450		500				
	Apartment Upgrades	1460		16,000				
HOPE VI	Trees & Sidewalks	1450		500				
	Fees & Costs	1430		10,000				
	Construction	1460		30,000				
	Demolition	1485		<b>50,000</b>				
				<b>809,686</b>				



**PHA Plan  
Table Library**

**ATTACHMENT C**

**Component 7**

**FIVE YEAR ACTION PLAN TABLES**

**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	<b>PHA WIDE</b>		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Operations</b>		<b>80,900</b>	<b>2006</b>
<b>Administration</b>		<b>80,900</b>	
<b>Fees &amp; Costs</b>		<b>90,000</b>	
<b>Management Improvements</b>		<b>90,000</b>	
<b>Site Improvement</b>		<b>10,000</b>	
<b>Dwelling Structures</b>		<b>10,000</b>	
<b>Security</b>		<b>10,000</b>	
<b>HOPE VI Demolition</b>		<b>10,000</b>	
<b>HOPE VI Construction</b>		<b>10,000</b>	
<b>Total 2006</b>			<b>391,800</b>
<b>Operations</b>		<b>80,900</b>	<b>2007</b>
<b>Administration</b>		<b>80,900</b>	
<b>Fees &amp; Costs</b>		<b>90,000</b>	
<b>Management Improvements</b>		<b>90,000</b>	
<b>Site Improvement</b>		<b>10,000</b>	
<b>Dwelling Structures</b>		<b>10,000</b>	
<b>Security</b>		<b>10,000</b>	
<b>HOPE VI Demolition</b>		<b>10,000</b>	
<b>HOPE VI Construction</b>		<b>10,000</b>	
<b>Total 2007</b>			<b>391,800</b>
<b>Operations</b>		<b>80,900</b>	<b>2008</b>
<b>Administration</b>		<b>80,900</b>	
<b>Fees &amp; Costs</b>		<b>90,000</b>	
<b>Management Improvements</b>		<b>90,000</b>	
<b>Site Improvement</b>		<b>10,000</b>	
<b>Security</b>		<b>10,000</b>	
<b>Dwelling Structures</b>		<b>10,000</b>	
<b>Total 2008</b>			<b>371,800</b>
<b>Operations</b>		<b>80,900</b>	<b>2009</b>
<b>Administration</b>		<b>80,900</b>	
<b>Fees &amp; Costs</b>		<b>90,000</b>	
<b>Management Improvements</b>		<b>90,000</b>	
<b>Site Improvement</b>		<b>10,000</b>	
<b>Security</b>		<b>10,000</b>	
<b>Dwelling Structures</b>		<b>10,000</b>	
<b>Total 2009</b>			<b>371,800</b>
<b>Total Estimated cost over the next 5 years</b>			<b>1,527,200</b>

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
NJ049-1	<b>Maplewood</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Sub Totals per year</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Site Improvements</b>		<b>70,000</b>		<b>2006</b>
<b>Tree Work</b>		<b>1,700</b>		
<b>Paving</b>		<b>5,000</b>		
<b>Sidewalk / Fencing</b>		<b>2,000</b>		
<b>Apartment Renovations</b>		<b>20,000</b>		
<b>Electrical Upgrade</b>		<b>20,000</b>		
<b>Total 2006</b>			<b>118,700</b>	
<b>After School Program</b>		<b>25,000</b>		<b>2007</b>
<b>Site Improvements</b>		<b>56,700</b>		
<b>Tree work</b>		<b>2,000</b>		
<b>Sidewalk / Fencing</b>		<b>4,000</b>		
<b>Apartment / Upgrade</b>		<b>20,000</b>		
<b>Electrical Upgrade</b>		<b>11,000</b>		
<b>Total 2007</b>			<b>118,700</b>	
		<b>0</b>		<b>2008</b>
<b>After School Program</b>		<b>25,000</b>		
<b>Site Improvements</b>		<b>93,400</b>		
<b>Painting</b>		<b>5,000</b>		
<b>Trees, Sidewalk, Fencing</b>		<b>1,000</b>		
<b>Total 2008</b>			<b>124,400</b>	
<b>Site Improvements</b>		<b>93,400</b>		<b>2009</b>
<b>After School Program</b>		<b>25,000</b>		
<b>Painting</b>		<b>5,000</b>		
<b>Trees, Sidewalk, Fencing</b>		<b>1,000</b>		
<b>Total 2009</b>			<b>124,400</b>	
<b>Total estimated cost over next 5 years</b>				<b>486,200</b>

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ049-2	<b>Ramblewood</b>			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
		0		
Tree work		2,000		<b>2006</b>
Sidewalk / Fencing		2,000		
Apartment Renovations		7,000		
Site Improvements		3,000		
Paint Apartments		2,000		
<b>Total 2006</b>			<b>16,000</b>	
Tree Work		2,000		<b>2007</b>
Paving		3,000		
Sidewalk/Fencing		4,000		
Apartment Renovations		3,000		
Paint Apartments		2,000		
Site Improvements		2,000		
<b>Total 2007</b>			<b>16,000</b>	
Site Improvement		10,000		<b>2008</b>
Painting		2,416		
Trees, Sidewalks, Fencing		5,000		
<b>Total 2008</b>			<b>17,416</b>	
Site Improvement		10,000		<b>2009</b>
Painting		2,416		
Trees, Sidewalks, Fencing		5,000		
<b>Total 2009</b>			<b>17,416</b>	
<b>Total estimated cost over next 5 years</b>				<b>66,382</b>

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units		
NJ049-3	<b>Oakview I</b>			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Window Repair		2,000		2006
Sidewalks		2,000		
Tree Work		2,000		
Apartment Renovation		51,350		
Paint Apartments		2,000		
Total 2006			59,350	
Window Repair		2,000		2007
Sidewalks		2,000		
Tree Work		2,000		
Apartment Renovations		10,000		
Paint Apartments		43,350		
Total 2007			59,350	
Site Improvements		52,850		2008
Painting		5,350		
Community Room Improvements		4,000		
Total 2008			62,200	
Site Improvements		52,850		2009
Painting		5,350		
Community Room Improvements		4,000		
Total 2009			62,200	
<b>Total estimated cost over next 5 years</b>				<b>243,100</b>

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ049-4	<b>Oakview II</b>			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Window Repair		2,000		2006
Sidewalks		2,000		
Tree Work		2,000		
Apartment Renovations		37,106		
Paint Apartments		2,000		
<b>Total 2006</b>			<b>45,106</b>	
Window Repair		2,000		2007
Sidewalks		4,000		
Tree Work		2,000		
Apartment Renovations		32,106		
Paint Apartments		5,000		
<b>Total 2007</b>			<b>45,106</b>	
				<b>2008</b>
Site Improvements		43,772		
Paint		2,500		
Trees, Sidewalk, Fencing		1,000		
<b>Total 2008</b>			<b>47,272</b>	
				<b>2009</b>
Site Improvements		43,772		
Paint		2,500		
Trees, Sidewalk, Fencing		1,000		
<b>Total 2009</b>			<b>47,272</b>	
<b>Total estimated cost over next 5 years</b>				<b>184,756</b>

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ049-5	<b>Senior High Rise</b>			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Asbestos Maintenance		11,000		2006
Security		20,000		
Site Improvements		10,000		
Apartment Renovations		12,000		
Common Area Upgrades		15,328		
Roof Repair		49,672		
<b>Total 2006</b>			<b>118,000</b>	
Asbestos Maintenance		11,000		
Security		20,000		2007
Painting		10,000		
Apartment Renovations		12,000		
Common Area Upgrades		15,328		
Roof Repair		49,672		
<b>Total 2007</b>			<b>118,000</b>	
Site Improvements		46,072		2008
Painting		4,000		
Trees, Sidewalks, Fencing		1,000		
Asbestos Maintenance		11,000		
Security		25,000		
Site Improvements		10,000		
Apartment Renovations		12,000		
Common Area Upgrades		15,328		
<b>Total 2008</b>			<b>124,400</b>	
Site Improvements		10,000		2009
Common Area Upgrades		50,000		
Asbestos Maintenance		20,000		
Security		25,000		
Apartment Upgrades		19,400		
<b>Total 2009</b>			<b>124,400</b>	
<b>Total estimated cost over next 5 years</b>				<b>484,800</b>

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ049-6	<b>Overlook</b>			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Totals per year	Planned Start Date (HA Fiscal Year)
Sidewalks		1,000		2006
Tree Work		1,000		
Apartment Upgrade		7,000		
Site Improvements		7,618		
<b>Total 2006</b>			<b>16,618</b>	
Sidewalks		1,000		2007
Tree Work		618		
Apartment Renovations		9,000		
Painting		4,000		
Roofing		2,000		
<b>Total 2007</b>			<b>16,618</b>	
				2008
Site Improvements		6,798		
Painting		2,000		
Trees, Sidewalks, Fencing		1,000		
Apartment Renovations		7,618		
<b>Total 2008</b>			<b>17,416</b>	
				2009
Site Improvements		6,798		
Painting		2,000		
Trees, Sidewalks, Fencing		1,000		
Apartment Renovations		7,618		
<b>Total 2009</b>			<b>17,416</b>	
<b>Total estimated cost over next 5 years</b>				<b>68,068</b>

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
NJ049-6	<b>Dare Avenue</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Sub total by year</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Sidewalks		1,000		2006
Tree Work		1,000		
Apartment Renovations		21,300		
Site Improvements		10,000		
<b>Total 2006</b>			33,300	
Sidewalks		2,000		2007
Tree Work		1,000		
Apartment Renovations		30,300		
<b>Total 2007</b>			33,300	
Site Improvements		10,000		2008
Painting		2,000		
Trees, Sidewalks, Fencing		1,000		
Electrical Upgrades		21,832		
<b>Total 2008</b>			34,832	
Site Improvements		10,000		2009
Painting		2,000		
Trees, Sidewalks, Fencing		1,000		
Roof Repairs		21,832		
<b>Total 2009</b>			34,832	
<b>Total estimated cost over next 5 years</b>				<b>136,264</b>

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NJ049-6	<b>Pine Street</b>			
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Sub Total by year	Planned Start Date (HA Fiscal Year)
Site Improvements		5,000		2006
Sidewalks		500		
Tree Work		750		
Apartment Renovations		3,246		
<b>Total 2006</b>			<b>9,496</b>	
Sidewalks and Paving		2,000		2007
Tree Work		750		
Apartment Upgrade		4,000		
Roofing		2,746		
<b>Total 2007</b>			<b>9,496</b>	
Site Improvements		8,952		2008
Trees, Sidewalks, Fencing		1,000		
<b>Total 2008</b>			<b>9,952</b>	
				2009
Apartment Upgrades		8,952		
Trees, Sidewalks, Fencing		1,000		
<b>Total 2009</b>			<b>9,952</b>	
<b>Total estimated cost over next 5 years</b>				<b>38,896</b>

**ATTACHMENT D**

**ORGANIZATION CHART BRIDGETON HOUSING AUTHORITY**

