

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: BRIDGETON HOUSING AUTHORITY PHA Code: <u>NJ049</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>352+ HOPE VI 96 ACC</u> Number of HCV units: <u>153</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: "The mission is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. Moreover, the Authority looks to improve the neighborhoods where residents reside."				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan: "The Authority successfully applied for HOPE VI Revitalization and Demolition grants that resulted in the demolition in 98 obsolete family units and with its developer partner built over 290 replacement units which were twins like those in the Victorian style throughout the city; of the 290 units all are tax credit supported except for 96 ACC units. The authority will apply for additional section 8 vouchers when available, seek to reduce the public housing vacancies and turn-around rate, and to leverage other public or private funds to make the Authority's apartments more energy efficient, and safer. The Authority will seek funding and partnerships when possible to provide more tenant services to our elderly and family units."				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: ? (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. MAIN OFFICE.....110 East Commerce Street, Bridgeton, NJ				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> HOPE VI COMPLETE				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE CF STATEMENTS - ATTACHED				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE STATEMENTS - ATTACHED				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. The Authority has turned back its Replacement Housing Factor funding due to a lack of a viable project and sufficient funding.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

Consistent with the consolidated plan, there still appears a need to provide assistance for people in all categories as well as those who are homeless.

The chart below is the most recent CHAS report for the jurisdiction

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	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

9.1 Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See response to Item 5.2 above**

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan:

“The Authority held its own with regard to its objectives despite shortages in funding. The Authority was very successfully in completing its HOPE VI grant programs by reducing obsolete housing by 98 units and replacing them with over 290 units. The 10.9 million dollar HOPE VI program leveraged close to 70 million dollars in tax credit and other funding for this work.”

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

STATEMENT OF SUBSTANTIAL DEVIATION

The Bridgeton Housing Authority will consider the following to be changes in its Agency Plan necessary and sufficient to require a public hearing which shall be advertised and be held so that residents of the Authority may comment on the proposed changes:

1. Any alteration of the Authority's Mission Statement;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal or a new Strategic Objective;
5. **Significant changes in its planned modernization expenditures such as the adoption of a new activity not included in the approved plan.**

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

Because the Annual Plan already requires annual review by the residents at a public hearing, the Authority believes this annual process sufficient to meet the spirit of the Quality Housing and Work Responsibility Act of 1998. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

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

10.0

	<p>1 changes to rent or admission policies or organization of the waiting list;</p> <p>2 additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserves under the Capital Fund;</p> <p>3 any change with regard to demolition, disposition, designation, homeownership programs or conversion activities.</p> <p><i>The Bridgeton Housing Authority acknowledges that HUD may make an exception to compliance with the above criteria for any of the above changes that are adopted to reflect the changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</i></p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Resident Meeting held</p> <p>(g) Challenged Elements No Elements Challenged</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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VAWA STATEMENT BRIDGETON HOUSING AUTHORITY

OF GOALS, OBJECTIVES, POLICIES THAT ENABLE THE HOUSING AUTHORITY TO SERVE THE NEEDS OF CHILD AND ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Under Section 603 of the VAWA 2005, PHAs are required to include in the PHA Plans this attached statement.

The Board of Commissioners adopted the following resolution to regarding Violence Against Women in all appropriate contracts, leases and information processes regarding residency in Public the and Housing Choice Voucher Housing Programs.

The Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence (“VAWA Policy”) and related amendments to the Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program.

The Authority adopted these policies in compliance with the Violence Against Women Act (VAWA) Amendments of 2005. The Authority partners with the local law enforcement agencies to coordinate any goals, activities, objectives, policies or programs that will enable the to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

The Authority supports the goals of the VAWA Amendments and will comply with its requirements.

The Authority will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.

The Authority will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance.

The Authority will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.

The Authority will continue to update its policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the housing programs.

The VAWA Policy states that “The Authority will provide notices explaining the VAWA protections to applicants for housing assistance (both Section 8 Housing Choice Vouchers and Public Housing), to public housing residents and Section 8 voucher participants, and to property owners participating in the voucher program.”

The Authority directs that any VAWA related reports shall be submitted to the office of the Executive Director who will respond affirmatively and appropriately to each such report.

**ATTACHMENT B
ANNUAL STATEMENT / PERFORMANCE
AND EVALUATION REPORTS**

**2009 REGULAR
2009 ARRA – STIMULUS
2010 REGULAR**

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P049501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	146,600.00		146,600.00	146,600.00	
3	1408 Management Improvements	6,800.00		4,341.30	4,341.30	
4	1410 Administration (may not exceed 10% of line 21)	72,865.00		5284.80	5294.80	
5	1411 Audit	1000.00		0.00	0.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	51,000.00		27,059.16	27,059.16	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	57,000.00		0.00	0.00	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Bridgeton	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/E mergencies <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 ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	736,141.00		189,506.59	189,506.59
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	107,135.00			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	7,400.00			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Raymond Maier Date 7/15/2010			Signature of Public Housing Director		Date

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Part II: Supporting Pages								
PHA Name: Bridgeton			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1- MAPLEWOOD	MAPLEWOOD GARDENS FAMILY							
Operations	Operations	1406		73,301.00		73,301.00	73,301.00	Complete
Management Improv	Security	1408		3,500.00		3,262.50	3,262.50	Ongoing
	After School Program	1408		1,200.00		1,078.80	1,078.80	Ongoing
Administration	Administration	1410		36,437.00		2,647.40	2,647.00	Ongoing
Audit	Audit	1411		500.00				Ongoing
Fees and Costs	Architect and Professionals	1430		21,907.00		14,000.08	14,000.08	Ongoing
Site Improvements	Sidewalks, curbs, paving	1450		1,000				Ongoing
Dwelling Structures	Complete Renovation: Kitchens	1460	6	185,836.00		3,113.00	3,113.00	Ongoing
	Boiler Upgrade	1460		20,000				Ongoing
Non-Dwelling Equip	Office Equipment	1475		500.00				Ongoing
	Maintenance Equip	1475		600.00				Ongoing
	Computer Upgrades	1475		1,000.00				Ongoing
	Maintenanance Vehicle	1475		15,000.00				Ongoing
AMP II - ELDERLY /	AMP II ELDERLY / DISABLED							
Operations	Operations	1406		73,299.00		73,299.00	73,299.00	Complete
Administration	Administration	1410		36,428.00		2,647.40	2,647.40	Ongoing
Audit	Audit	1411		500				Ongoing
Fees and Costs	Architects and Professionals	1430		29,093		13,059.50	13,059.50	Ongoing

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Bridgeton			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP II RAMBLEWD	RAMBLEWOOD							
Site Improvements	Site Improvements	1450		150.00				Ongoing
Dwelling Structures	Dwelling Structures	1460		1,00.00		22.13	22.13	Ongoing
OAKVIEW I	OAKVIEW I							
Site Improvements	Site Improvements	1450		900.00				Ongoing
Dwelling Structures	Boiler Upgrades	1460		1,000.00				Ongoing
	Roof Repair / Replacements	1460		2,000.00				Ongoing
	Apartment Upgrades	1460		2,000.00				Ongoing
Non Dwelling Equ	Maintenance Vehicle	1475		20,000.00				Ongoing
OAKVIEW II	OAKVIEW II							
Site Improvements	Site Improvements	1450		900.00				Ongoing
Dwelling Structures	Boiler Upgrades	1460		5,000.00				Ongoing
	Roof Repair / Replacement	1460		20,000.00				Ongoing
	Apartment Upgrades	1460		5,000.00		309.00	309.00	Ongoing
	PER GUIDANCE FROM Charmaine M							
	... Paterson, PIH/PHA Plans Processing							
	... Team - See continuation sheet	ATTACHMENT	"CF 2009	Continuation				

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CF 2009 CONTINUATION

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages Continued								
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP (Y / N) Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development No. Name/PHA-Wide Activities	General Description of Major Categories	Development Account No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP II--Elderly/Disabled								
Operations	Operations	1406		\$ 73,299		\$ 73,299	\$ 73,299	Complete
Administration	Administratin	1410		\$ 36,428		\$ 2,647.40	\$ 2,647.40	Ongoing
Audit	Audit	1411		\$ 500				
Fees and Costs	Architects and Professionals	1430		\$ 29,093		\$ 13,059.50	\$ 13,059.50	Ongoing
Ramblewood								
Site Improvements	Site Improvements	1450		\$ 150				
Dwelling Structures	Dwelling Structures	1460		\$ 1,000		\$ 22.13	\$ 22.13	ongoing
Oakview I								
Site Improvements	Site Improvements	1450		\$ 900				Ongoing
Dwelling Structures	Boiler Upgrades	1460		\$ 1,000				Ongoing
	Roof Repair/Replacement	1460		\$ 2,000				Ongoing
	Apartment Upgrades	1460		\$ 2,000				Ongoing
Non-dwelling Equipment	Maintenance Vehicle	1475		\$ 20,000				Ongoing
Oakview II								
Site Improvements	Site Improvements	1450		900				Ongoing
Dwelling Structures	Boiler Upgrades	1460		\$ 5,000				Ongoing
	Roof Repair/Replacement	1460		\$ 20,000				Ongoing
	Apartment Upgrades	1460		\$ 5,000		\$ 309.00	\$ 309.00	Ongoing

Part II: Supporting Pages Continued PAGE 2

AMP II--Elderly/Disabled							
Senior Citizen High Rise							
Site Improvements	Site Improvements	1450	\$	500.00			Ongoing
Dwelling Structures	Asbestos Control	1460	\$	5,000.00			Ongoing
	Apartment Upgrades: Kitchens etc	1460	\$	5,000.00			Ongoing
	Replacement/Repair Elevators	1460	\$	107,135.00	\$	2,767.00	\$ 2,767.00 Ongoing
	Common Area Upgrades	1460	\$	15,000.00			Ongoing
	Roof Repair/Replacement	1460	\$	5,000.00			Ongoing
	Boiler Upgrade	1460	\$	12,865.00			Ongoing
Management Improvements	Staff Training	1408	\$	2,100.00			Ongoing
Non-dwelling Equipment	Computer Upgrades	1475	\$	5,000.00			Ongoing
	Office Equip/Telephone Replace.	1475	\$	8,000.00			Ongoing
	Security Equip/Cameras	1475	\$	6,900.00			Ongoing
Overlook Drive							
Site Improvements	Site Improvements	1450	\$	500.00			Ongoing
Dwelling Structures	Apartment Upgrades: Kitchens	1460	\$	2,000.00			Ongoing
Dare Avenue							
Site Improvements	Site Improvements	1450	\$	500.00			Ongoing
Dwelling Structures	Apartment Upgrades: Kitchens	1460	\$	1,000.00			Ongoing
Pine Street							
Site Improvements	Site Improvements	1450	\$	550.00			Ongoing
Dwelling Structures	Apartment Upgrades: Kitchens	1460	\$	1,040.00			Ongoing
TOTALS				\$	736,141.00		

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Annual Statement/Performance and Evaluation Report
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Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	52,495.88		52,495.88	52,495.88	
8	1440 Site Acquisition					
9	1450 Site Improvement	57,000.00		57,000.00	57,000.00	
10	1460 Dwelling Structures	831,386.12		831,386.12	831,386.12	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 Stimulus FFY of Grant Approval:	
Type of Grant <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 ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	940,882.00		940,882.00	841,228.17	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	495,000.00		495,000.00	200,000.00	
23	Amount of line 20 Related to Security - Soft Costs	5,000.00		5,000.00	5,000.00	
24	Amount of line 20 Related to Security - Hard Costs	100,000.00		100,000.00	100,000.00	
25	Amount of line 20 Related to Energy Conservation Measures	166,000.00		166,000.00	140,000.00	
Signature of Executive Director Raymond H Maier 7/15/2010		Date	Signature of Public Housing Director		Date	

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: BHA			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 Stimulus		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP I Maplewood G	Fees and Costs	1430		27,495.88		27,495.88	27,495.88	Complete
....Family	Natural Gas Boiler Replacement	1460		165,000.00		16,000.00	165,000.00	Complete
	Curbing and Site work; limit access	1450		45,000.00		45,000.00	45,000.00	Complete
	Security Cameras Hardware	1450		1,000.00		1,000.00	1,000.00	Complete
	Security Cameras Software	1450		5,000.00		5,000.00	5,000.00	Complete
	Security Lighting	1450		6,000.00		6,000.00	6,000.00	Complete
AMP II Elderly/Disab	Fees and Costs	1430		25,000.00		25,000.00	25,000.00	Complete
...OakviewII	Dwelling Pipe Replacement	1460		230,386.00		230,386.00	169,865.10	Ongoing
...Senior Citiz High R	Elevator Upgrade; ADA Compliant	1460		250,000.00		250,000.00	250,000.00	Complete
	Hallways, Common Area Upgrade	1460		186,000.12		186,000.12	146,867.19	Ongoing
TOTALS				940,882.00		940,882.00	841,228.17	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP I Maplewood					
...Boiler Replacement	3/17/2010		3/17/2010	4/30/2010	
...Security Site Improv	3/17/2010		3/17/2010	2/2/2010	
AMP 2					
...Oakview II Pipe Replac	3/17/2010		5/30/2010		
...Sr. High Rise					
....Boiler Upgrade, Replce	3/17/2010		3/17/2010		
....Elevator Upg ADA	3/17/2010		6/30/2010		
....Common Area UPg	3/17/2010		6/30/2010		
...Overlook Drive	3/17/2010		3/17/2010		
...Pine Street	3/17/2010		3/17/2010		
...Dare Ave	3/17/2010		3/17/2010		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P049501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	146,716			
3	1408 Management Improvements	0			
4	1410 Administration (may not exceed 10% of line 21)	73,358			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,440			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	381,067			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	35,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Bridgeton Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P049501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	733,581				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 6/22/2010		Signature of Public Housing Director		
				Date		

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Bridgeton Housing Authority			Grant Type and Number Capital Fund Program Grant No: NJ39P049501-10 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP I								
Maplewood								
Operations		1406		73,358				
Administration		1410		36,679				
Fees and Costs		1430		23,720				
Site Improvements	Asphalt and Cement	1450		14,200				
Dwelling Structures	Upgrade Apartments	1460		108,768				
Non-Dwelling Equip.		1475		17,500				
AMP II								
Operations		1406		73,358				
Administration		1410		36,679				
Fees and Costs		1430		23,720				
Site Improvements		1475		17,500				
Non-Dwelling Equip								
Ramblewood								
Site Improvements	Asphalt and Cement	1450		1,988				
Dwelling Structures	Upgrade Apartments	1460		14,120				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Bridgeton Housing Authority			Grant Type and Number Capital Fund Program Grant No: NJ39P049501-10 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Oakview I								
Site Improvements	Asphalt and Cement	1450		7,116				
Dwelling Structures	Upgrade Apartments	1460		55,139				
Oakview II								
Site Improvements	Asphalt and Cement	1450		5,396				
Dwelling Structures	Upgrade Apartments	1460		41,040				
High Rise								
Site Improvements	Asphalt and Cement	1450		14,200				
Dwelling Structures	Upgrade Apartments	1460		108,000				
Dare Ave Apt								
Site Improvements	Asphalt and Cement	1450		3,976				
Dwelling Structures	Upgrade Apartments	1460		30,240				
Overlook								
Site Improvements	Asphalt and Cement	1450		1,988				
Dwelling Structures	Upgrade Apartments	1460		15,120				
Pine St. Apts.								
Site Improvements	Asphalt and Cement	1450		1,136				
Dwelling Structures	Upgrade Apartments	1460		8,640				

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² To be completed for the Performance and Evaluation Report.

FIVE YEAR Action Plan Capital Fund Program

SUMMARY
PHYSICAL NEEDS
MANAGEMENT NEEDS

INCLUDING YEARS 2011 - 2014

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA	Bridgeton Housing Authority NJ049		Locality (City/County & State)		<input type="checkbox"/> Original 5 year Plan	<input type="checkbox"/> Revision No:
A		Work Statement for Year 1 2010	Work Statement for 2011	Work Statement for 2012	Work Statement for 2013	Work Statement for 2014
B	Physical Improvements Subtotal	Annual	\$ 430,300.00	\$ 430,300.00	\$ 430,300.00	\$ 430,300.00
C	Management Improvements	Statement	\$ 268,281.00	\$ 268,281.00	\$ 268,281.00	\$ 268,281.00
D	PHA-Wide Non-dwelling Structures and Equipment		\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
E	Administration					
F	Other					
J	Capital Fund Financing – Debt Service					
K	Total CFP Funds		\$ 733,581.00	\$ 733,581.00	\$ 733,581.00	\$ 733,581.00
L	Total Non-CFP Funds					
M	Grand Total					

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement:		2011	2012		
	Development Number/Name General Description of Major Work Categories	Quantity FFY _____	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity FFY _____	Estimated Cost
	AMP I Maplewood Gardens			AMP II HIGH RISE		
	Repair Concrete					
	Sidewalks & Curbs	2,000 SF	\$100,000.00	Boiler replacement	100 units	\$ 100,000.00
	Replace sections of Street Pavement	7,000 SF	\$ 100,000.00	Rooftop Replace and Insulation		\$ 100,000.00
	AMP II Pine Dare Overlook			Oakview I and II		
	Replace roofing Eaves and Insulation		\$ 230,000.00	Window Replacemen	88	\$ 230,000.00
	Replace trucks and StakeBody Trash		\$ 35,300.00	Two Pickup Trucks	2	\$ 35,300.00
	TOTALS		\$465,300			\$ 465,300.00

Blue = Non Dwelling Equip

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Statement for Year 1 FFY _____		Work Statement:	2013			2014
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP II Pine Dare			AMP I		
Annual	Overlook			Maple Gardens		
Statement						
	Hi Efficiency			Upgrade Apts	3 - 10	\$ 100,000.00
	Hot Water Heaters	25	\$ 100,000.00			
				Upgrade Pavement	7,000 SF	\$ 100,000.00
	Electric Generating					
	Rooftop Wind Fans	25	\$ 100,000.00	Oakview I		
	Oakview II			Upgrade Apts		
				Kitchens & Baths	10 - 20 units	\$ 230,000.00
	Replace Roofs	38	\$ 230,000.00			
	AMP I					
	Replace Pickup Truck					
	with pulling					
	package & Storage	1	\$ 25,000.00	Trucks	2	\$ 35,300.00
	Replace Snow Blowers					
	and Lawn Mowers		\$ 10,300.00			
	TOTALS		\$ 465,300.00			\$ 465,300.00

Part III: Supporting Pages - Management Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	FFY _____ 2011			FFY _____ 2012		
	Development Number / Name		Estimated Cost	Development Number / Name		Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	Operations		\$ 147,228	Operations		\$ 147,228
Annual	Administration		\$ 73,613	Administration		\$ 73,613
Statement	Fees & Costs		\$ 47,440	Fees & Costs		\$ 47,440
	TOTALS		\$ 268,281			\$ 268,281

Part III: Supporting Pages - Management Needs Work Statement(s)						
Work Year 1 FFY _____	2013			2014		
	Development Number / Name		Estimated Cost	Development Number / Name		Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	Operations		\$ 147,228	Operations		\$ 147,228
Annual	Administration		\$ 73,613	Administration		\$ 73,613
Statement	Fees & Costs		\$ 47,440	Fees & Costs		\$ 47,440
	TOTALS		\$ 268,281			\$ 268,281