RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY

RESOLUTION 2017-7

Awarding contract for roof replacement at Redding Circle – Senior Site

WHEREAS, the Princeton Housing Authority has a need to procure services for the above captioned work items; and

WHEREAS, the Princeton Housing Authority is permitted to contract for such services pursuant to both the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-17 et. Seq.) and the New Jersey Public Contracts Law (N.J.S.A. 40A:11-1 et. Seq.); and

WHEREAS, pursuant to the Housing Authority's Procurement Policy guidelines and N.J.S.A. 40A:11-4, the contract for renovations as set forth above was advertised for bid in the appropriate newspapers; and

WHEREAS, on June 28, 2017, eight (8) bids were received; and

WHEREAS, after review it was determined that Four Seasons Construction Group, Inc. submitted the lowest responsible and responsive bid in accordance with N.J.S.A. 40A:11-4a in the amount of $194,225.

WHEREAS, in their letter dated June, 28, 2017, our architects, Habitech Architects, recommended awarding the contract to Four Seasons Construction Group, Inc.

NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority hereby authorizes and directs the Executive Director of the Housing Authority to execute said contract with Four Seasons Construction Group, Inc. in the amount of $194,225 and to take any and all necessary administrative actions to implement this resolution.

Motion : McGowen Second: Levy

Governing Body Member:	Aye	Nay	Abstain	Absent
Leighton Newlin	X			
Toby Levy	X			
Henry Pannell				X
Linda Sipprelle				X
Rev. Dr. Deborah Brooks				X
Alvin McGowen	X			
Bertha Logan	X			

Secretary's Signature

7/18/17
Date

RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY

RESOLUTION 2017-8

WHEREAS, as of June 30, 2017, the Princeton Housing Authority has vacated tenant accounts receivable consisting of seven (7) individuals; and

WHEREAS, the Executive Director has requested that the vacated tenant outstanding balances, for seven (7) individuals, in the amount of $12,439.28 be written off;

WHEREAS, the Executive Director is currently pursuing collection and will continue to pursue collection even after the balances are written off.

NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority does hereby resolve to write off the vacated tenant accounts receivable totaling $12,439.28.

Motion: McGowen Second: Levy

Governing Body Member:	Aye	Nay	Abstain	Absent
Leighton Newlin	X			
Toby Levy	X			
Henry Pannell				X
Linda Sipprelle				X
Rev. Dr. Deborah Brooks				X
Alvin McGowen	X			
Bertha Logan	X			

Secretary's Signature

7/18/17
Date

E. McRae	$2,023.00
A. Hoagland	$1,180.73
C. Aerial	$6,962.00
U. Gabriel	$ 476.00
A. Strachn	$ 974.31
M. Rosati	$ 662.24
C. Sloan	$ 161.00

RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY

RESOLUTION 2017-9

WHEREAS, the PHA held a public hearing for its Annual Plan and CFP 5-Year Action Plan on April 6, 2017; and

WHEREAS, the Office of Capital Improvements (OCI) has completed calculating Capital Fund formula allocations for Federal Fiscal Year 2017; and

WHEREAS, the PHA has been allocated $225,099 for the purpose of carrying out capital and management activities at their developments; and

NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority does hereby approve the Annual Statement (form HUD-50075.1) for the FY 2017 Capital Fund Program NJ39P02750117 along with the Five Year Action Plan (form HUD-50075.2), copies of which are annexed hereto and made a part hereof.

Motion: McGowen Second: Levy

Governing Body Member:	Aye	Nay	Abstain	Absent
Leighton Newlin	X			
Toby Levy	X			
Henry Pannell				X
Linda Sipprelle				X
Rev. Dr. Deborah Brooks				X
Alvin McGowen	X			
Bertha Logan	X			

Secretary's Signature

7/18/17
Date

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 06/30/2017

Part I: Summary

PHA Name:	**Grant Type and Number** NJ39P027501-17	**FFY of Grant: 2017**
Princeton Housing Authority	Capital Fund Program Grant No:	**FFY of Grant Approval: 2017**
	Replacement Housing Factor Grant No:	
	Date of CFFP:	

Type of Grant
☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	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]	5,000			
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	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000			
10	1460 Dwelling Structures	165,099			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000			
12	1470 Non-dwelling Structures	5,000			
13	1475 Non-dwelling Equipment	10,000			
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 06/30/2017

Part I: Summary

PHA Name: Princeton Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ39P027501-17 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2017** **FFY of Grant Approval: 2017**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	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)	225,099			
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 7/17/17**	**Signature of Public Housing Director**	**Date**

[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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: Princeton Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: NJ39P027501-17 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2017**

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]	
1. HA Wide	1. A/E Fees	1430		20,000				
	2. Misc Site Improvements	1450		5,000				
	3. Appliances	1465.1		15,000				
	4. Apt Turnover/Rehab	1460		10,000				
	5. Common Area Renovations	1470		5,000				
	6. Equipment	1475		10,000				
	7. Operations	1406		5,000				
2. NJ027000001	1.Clay Street Boiler Replacement	1460		155,099				
	and heating system upgrades							
	Grand Total			225,099				

[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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages

PHA Name: Princeton Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:**

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]	

[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: Princeton Housing Authority					**Federal FFY of Grant: 2017**
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	
1. HA Wide	8/16/19		8/16/21		
2. NJ027000001	8/16/19		8/16/21		

[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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

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	

[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.

Part I: Summary

PHA Name/Number-Princeton Housing Authority – NJ027			Princeton, Mercer, New Jersey Locality (City/County & State)		☒Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name NJ027000001	Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018	Work Statement for Year 3 FFY 2019	Work Statement for Year 4 FFY 2020	Work Statement for Year 5 FFY 2021
B.	Physical Improvements Subtotal	Annual Statement	185,099	185,099	185,099	185,099
C.	Management Improvements		5,000	5,000	5,000	5,000
D.	PHA-Wide Non-dwelling Structures and Equipment		10,000	10,000	10,000	10,000
E.	Administration		0	0	0	0
F.	Other		20,000	20,000	20,000	20,000
G.	Operations		5,000	5,000	5,000	5,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		225,099	225,099	225,099	225,099
L.	Total Non-CFP Funds					
M.	Grand Total		225,099	225,099	225,099	225,099

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☐Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _2017_	Work Statement for Year _____2_____ FFY ____2018_____			Work Statement for Year: ___3_____ FFY ____2019_____		
	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	NJ027000001			NJ027000001		
Annual	1.Siding and decks at Spruce Circle		150,000	1.Upgrade Bathrooms at Redding Senior		155,099
Statement						
	2. Concrete/blacktop replacement		35,099	2.Emergency Generators		30,000
	Subtotal of Estimated Cost		$185,099	Subtotal of Estimated Cost		$185,099

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _2017_	Work Statement for Year _____4_____ FFY ____2020_____			Work Statement for Year: _____5_____ FFY __2021_____		
	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	NJ027000001			NJ27000001		
Annual	1.Siding Replacement Clay Street		125,000	1.Add electric and ducting in Clay Laundry rooms		40,000
Statement				2. Replace kitchen exhaust fans at Spruce		20,000
	2. Firewalls at Clay St.		20,000	3. Eliminate Gas Master Meter System at Clay St		20,000
	3. Landscaping		40,099	4. RC Family heat upgrades/replace AC units with heat/ac units		50,000
				5. Site Improvements		55,099
	Subtotal of Estimated Cost		$185,099	Subtotal of Estimated Cost		$185,099

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY __2017__	Work Statement for Year _____2_____ FFY _2018_____		Work Statement for Year: ____3_____ FFY ____2019_____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	NJ027000001		NJ027000001	
Annual	1.Training	5,000	1. Training	5,000
Statement				
	Subtotal of Estimated Cost	$5,000	Subtotal of Estimated Cost	$5,000

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY __2017__	Work Statement for Year _____4_____ FFY _2020_____		Work Statement for Year: _____5_____ FFY __2021_____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	NJ027000001		NJ027000001	
Annual	1.Training	5,000	1.Training	5,000
Statement				
	Subtotal of Estimated Cost	$5,000	Subtotal of Estimated Cost	$5,000