

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

TOWN OF DAVENPORT: NY441

**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: Town of Davenport

PHA Number: NY441

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

PHA Plan Contact Information:

Name: John M. Eberhard

Phone: (607) 746-2165

TDD:

Email (if available): delopp@catskill.net

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: 47 Main Street, Delhi, New York 13753
- PHA development management offices: 91 Townsend Street, Walton, NY 13856

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: 47 Main Street, Delhi, New York 13753
- PHA development management offices: 91 Townsend St. Walton, NY 13856
- Main administrative office of the local, county or State government: Town of Davenport, Town Hall, Route 23, Box 88, Davenport Center, NY 13751
- 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 47 Main St. Delhi, NY 13753
- PHA development management offices: 91 Townsend St. Walton, NY 13753
- Other (list below)

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 20**
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The five year plan and initial PHA plan were submitted in December of 2000. There are no significant changes presented in this Annual Plan. Briefly, the goals presented in the initial plan were to increase utilization of housing choice vouchers, to apply for additional assistance, to implement a homeownership program utilizing Section 8 assistance toward the cost of a mortgage, to improve the score on the Section Eight Management Assessment Program, and to involve the community directly or in partnership with others to improve housing and assist community development. These goals continue to be appropriate. Given the short period of time between the initial plan submission and the development of this plan, the PHA has no substantial progress toward these goals.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There are no proposed changes in policies or programs for the upcoming year.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

This plan is for a Section 8 only program, and therefore this component is not completed.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

The Capital **(1) Capital Fund Program 5-Year Action Plan**

Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement is not required.

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

This plan is for a Section 8 only program, and therefore this section is not completed.

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 next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development
7. Relocation resources (select all that apply) Section 8 for units Public housing for units Preference for admission to other public housing or section 8 Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

Delaware Opportunities Inc. is the administrator of the PHA Section 8 Rental Assistance Program. Delaware Opportunities Inc. is a HUD approved Housing Counseling Agency. Staff have received initial and ongoing training in pre-purchase, purchase, post purchase, delinquency, and foreclosure counseling. The agency has successfully operated a first time home buyers program utilizing Community Development Block Grant funding and has operated a Rural Homeownership Assistance Program under the auspices of the New York State Division of Housing and Community Renewal. The agency has working relationships with private lenders and has leveraged funds from these lenders and from government assistance programs. The agency operates a Family Self Sufficiency Program, both directly with HUD and under contract to NYSDHCR. In addition to this expertise, the agency has staff available to identify housing rehabilitation needs and to assist program participants to address these concerns to assure that housing quality standards are maintained at all times.

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

This plan covers a Section 8 only PHA which is not eligible for PHDEP funds and therefore this section is skipped.

Yes No : Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

Resident Advisory Board (RAB) Recommendations and PHA Response

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 Attached at Attachment (File name): ATTACHMENT E File Name: ny44101

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

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment E.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.

Other: (list below)

B. 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) New York State

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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)

The Consolidated Plan identifies the need for affordable housing and further identifies resources, including both CDBG and HOME which are administered by the New York State Division of Housing and Community Renewal, as important funding sources to address creating opportunities for lower income households to become homeowners and for the rehabilitation of existing housing. Rental Assistance through HUD is also identified as an important program to be accessed to assure the affordability of decent, safe, and sanitary rental housing. This PHA plan covers activities which are consistent with and assist in implementing activities contained in the Consolidated Plan.

Other: (list below)

PHA Requests for support from the Consolidated Plan Agency

Yes No Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

HOME (the PHA, in partnership with Delaware Opportunities Inc. submitted an application for a first time homebuyers program)

RESTORE (the PHA, in partnership with Delaware Opportunities Inc. submitted an application for funding for this emergency repair program for lower income elderly home owners.

Rental Assistance (the PHA, in partnership with Delaware Opportunities Inc. submitted a request for additional rental assistance under the Family Self Sufficiency Program on a county-wide basis.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

New York State provides ongoing support to Delaware Opportunities Inc. for the administration of a rental assistance program on a county-wide basis. The availability of the county-wide assistance expands the resources of the local PHA in meeting local housing needs. Additionally, funds have been granted to Delaware Opportunities Inc. for housing rehabilitation on a county-wide basis. These funds may be utilized in meeting the local needs covered by this plan.

C. Criteria for Substantial Deviation and Significant Amendments

Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

There has been no substantial deviation from the five year plan, nor have events occurred which suggest the need for any future deviation.

B. Significant Amendment or Modification to the Annual Plan:

No significant amendment or modifications are anticipated at this point in time.

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✘	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✘	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
✘	Fair Housing Documentation Supporting Fair Housing Certifications: 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
✘	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction (contained in 5 year plan)	Annual Plan: Housing Needs
✘	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	A&O Policy	
✘	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
×	<p>Section 8 rent determination (payment standard) policies</p> <p>The payment standard is 100% of the HUD established Fair Market Rent, as established in the administrative plan.</p>	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✘	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Public housing grievance procedures	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
×	Section 8 informal review and hearing procedures (included in Administrative Plan)	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
×	Policies governing any Section 8 Homeownership program (included in the Administrative Plan)	Annual Plan: Homeownership
×	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
×	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Section 3 documentation required by 24 CFR Part 135, Subpart E	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	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation:	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) check here if included in the public housing A & O Policy	Pet Policy
✘	The results of 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)

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Table Library

Annual Statement/Performance and Evaluation Report					
PHA Name: Town of Davenport		Grant Type and Number: NY441			Federal FY of Grant: 2000
Original Annual Statement		Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)			
Performance and Evaluation Report for Period Ending: 9/30/00		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	27,222	28,490		28,490
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment?Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report					
PHA Name: Town of Davenport		Grant Type and Number: NY441			Federal FY of Grant: 2000
Original Annual Statement Performance and Evaluation Report for Period Ending: 9/30/00			Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	27,222	28,490		28,490
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years		

PHA Public Housing Drug Elimination Program Plan

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

This PHA does not opera a Public Housing Drug Elimination Program

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

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

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

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

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

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

F. Duration of Program

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

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

FY 1999							
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Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

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

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

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

2.							
3.							

9140 ? Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

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

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

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

Required Attachment __B__: Resident Member on the PHA Governing Board

1. Yes No : Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

Name of resident member(s) on the governing board:

How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

The PHA is the local municipality. The governing board of a municipality is established by New York State Law. Board members are prohibited from receiving rental assistance under conflict of interest provisions. The governing board obtains input from the Resident Advisory Board which consists entirely of recipients of rental assistance (program participants).

B. Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment C: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

All members of the Resident Advisory Board are program participants. All recipients of rental assistance serve on the Advisory Board.

TOWN OF DAVENPORT: NY441

REPORT ON FIVE YEAR PLAN

PHA FISCAL YEAR BEGINNING OCTOBER 1, 2000

The Town of Davenport has adopted a five year PHA Plan for the operation of housing programs. The initial plan was adopted in December of 2000. This document identifies the originally established goals and progress toward those goals.

Apply for additional rental vouchers: Request 5 additional vouchers.

Additional vouchers have yet to be requested. Although the demographics for the community suggest a need much larger than the 5 additional vouchers identified in the plan, the community's waiting list for rental assistance is relatively short. Delaware Opportunities, as the administering agency, needs to increase the visibility of the program so that eligible families are identified and provide the basis for the need for additional assistance.

Improve voucher management: Increase PHA score by 5.

The SEMAP score for the Town of Davenport as submitted by Delaware Opportunities in 2000 is unavailable from HUD at this point. When the score is available, it will serve as a baseline to measure progress toward this objective. The SEMAP scoring process for 2001 is not to be completed until November of 2001.

Increase Customer Satisfaction: Institute annual satisfaction questionnaire.

A customer satisfaction questionnaire was completed in 2000, indicating satisfaction with the program. The questionnaire is now being developed for 2001.

Increase assisted housing choices by:

- **Provide voucher mobility counseling**

Voucher mobility counseling occurs as a regular part of the tenant briefing process. Information regarding voucher mobility is included in the tenant packet. Voucher mobility counseling also occurs during the recertification process.

- **Conduct outreach efforts to potential voucher landlords.**

Landlord outreach activities are ongoing. Most landlords in the community are familiar with the program and are willing to accept rental assistance payments.

- **Increase voucher payment standards**

The Town of Davenport has established the payment standard at 100% of the fair market rent established by HUD. The Town increases the payment standard when HUD publishes changes to the FMR. The payment standard was increased in 2001.

- **Implement voucher homeownership program.**

The Town of Davenport has amended its administrative plan to permit the operation of the homeownership program. The staff of Delaware Opportunities have the capacity to undertake the

program and the provisions in the administrative plan provide the basis for program implementation; however, details regarding the effective operation of the program are still being developed. The HUD Buffalo Office has scheduled a training regarding homeownership. The existing administrative plan regarding homeownership is incomplete as it does not address specific provisions for disabled persons. Furthermore, HUD is in the process of initiating a program to permit one year of rental assistance to be applied as a down payment toward home ownership. The Town believes that the use of rental assistance for down payments would be beneficial to some residents and intends to eventually include this option in its homeownership program.

Increase the number and percentage of employed persons in assisted families: Increase by 5% .

In 2000, when the plan was first established, the number and percentage of employed persons in assisted families was not reported through the HUD system. As of August, 2001 2 of 7, or 29% were working. The PHA will use the August benchmark in future analysis of goals.

Provide or attract supportive services to improve assistance recipients' employability: Encourage participation in BEST, Job Coaching, Etc.

Delaware Opportunities has entered into a number of collaborative agreements with the Delaware County Department of Social Services and others to assure the availability of supportive services. During the first year of the 5 year plan, Delaware Opportunities obtained funding for a wage subsidy program to provide additional incentives for employers to hire housing assistance recipients. These programs are available to all participants in the Town of Davenport Housing Choice Vouchers program.

Ensure Equal Opportunity in Housing for all Americans by:

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

Day to day operations stress affirmative measures to ensure fair access and equal opportunity in housing. Brochures and advertising include the HUD Fair Housing Logo and fair housing statements. Applicants and program participants are encouraged to identify housing of their choice. There are no concentrations of minorities in the community. Current participants live throughout the service area. The Town is a large area, with the western portion adjoining the City of Oneonta with much more scattered housing in the remainder of the Town.

PHA PLAN COMMENTS

TOWN OF DAVENPORT

ATTACHMENT E

The PHA Plan for a number of communities operating Section 8 Housing Choice Voucher Programs has several similarities, including provisions regarding the implementation of a homeownership option. When the Plan was first made available for comment, a respondent from the Village of Hancock requested that the plan include provisions to assist the disabled achieve homeownership. The following comment and response was taken to apply to all communities operating programs in Delaware County, including the Village of Walton.

Richard Lewis: Village of Hancock. Mr Lewis called to request that the Administrative Plan be revised to eliminate the requirement that households applying for homeownership have history of one year or more employment. Mr. Lewis initially expressed his concern that the use of rental assistance for home ownership discriminated against the handicapped.

Response: Mr. Lewis correctly identified a problem with the administrative plan regarding home ownership and persons with disabilities. HUD regulations and guidelines are evolving regarding this issue; however, interim regulations indicate that persons with disabilities can receive rental assistance toward homeownership for an extended period of time. Accordingly, the existing administrative plan provisions regarding homeownership are incomplete and must be amended. Delaware Opportunities has not yet initiated the homeownership provisions of the PHA plan, but expects to do so within the year. The administrative plan is to be amended as a result of Mr. Lewis's comments for the following communities:

- Town of Stamford
- Town of Kortright
- Town of Middletown
- Town of Davenport
- Village of Walton
- Village of Hancock
- Village of Deposit
- Village of Delhi
- Village of Margaretville
- Village of Sidney.

Town of Davenport Public Hearing. The Davenport Housing Choice Vouchers Program is very small (8 vouchers). Town Council members requested a presentation on the operation of the program, amount of turn-over, length of waiting list, etc. Citizens and the Council expressed interest in developing a housing rehabilitation program for the Town. Delaware Opportunities staff indicated that housing rehabilitation could be pursued through the HUD CDBG Small Cities Program (unsuccessful applications for the Town had previously been submitted to HUD in the

late 1980's). The Town requested a further presentation on the process and may request that an application be prepared for submittal in 2002.