

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: WestNewYorkHousingAuthority

PHANumber: NJ030

PHAFiscalYearBeginning:(mm/yyyy) October,2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
 [24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include targetss such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers: **400**
 - Reduce public housing vacancies: **Maintain at zero**
 - Leverage private or other public funds to create additional housing opportunities: **Dollar for dollar**
 - Acquire or build units or developments
 - Other (list below)
- X** PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHAS score) **To 100%**
 - Improve voucher management: (SEMAP score) **To 100%**
 - Increase customer satisfaction: **Maintain at 95 -100%**
 - Concentrate one effort to improve specific management functions: **Reduce Public Housing unit turn -around time**
 - Renovate or modernize public housing units: **100% of units in need of modernization**

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
To 100% of participants in need of same
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **100% effort**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **100% effort**
 - Implement public housing security improvements: **100% of needed improvements**
 - Designate development or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families **To 100% of total**
 - Provide or attract supportive services to improve assistance recipients' employability: **By 100%**

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: **Maintain at 100%**
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: **Maintain at 100%**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Maintain at 100%**
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

NOTE: The Authority's most recent PHA S Score was 97.0

TroubledAgencyPlan

ii. Executive Summary of the AnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

SeeAttachmentA

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocumentsavailable forpublicinspection .

TableofContents

	<u>Page#</u>
AnnualPlan	
i. ExecutiveSummary	
ii. TableofContents	
1. HousingNeeds	4
2. FinancialResources	10
3. PoliciesonEligibility,SelectionandAdmissions	11
4. RentDeterminationPolicies	20
5. OperationsandManagementPolicies	23
6. GrievanceProcedures	24
7. CapitalImprovementNeeds	25
8. DemolitionandDisposition	26
9. DesignationofHousing	27
10. ConversionsofPublicHousing	28
11. Homeownership	31
12. CommunityServicePrograms	33
13. CrimeandSafety	35
14. Pets(InactiveforJanuary1PHAs)	36
15. CivilRightsCertifications(includedwithPHAPlanCertifications)	36

16. Audit	36
17. Asset Management	37
18. Other Information	37

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

- A** Executive Summary
- B** Five Year Plan: Progress Statement
- C** Summary of Policy and Program Changes
- D** Capital Fund Program Annual Statement for FY2002 and P&E's for Open Programs
- E** Capital Fund Program 5 Year Action Plan
- E-1** Redevelopment Plan setting forth the scope of modernization work to be undertaken, and the financing plan for covering the cost of same via issuance of bonds and leveraging of capital grant funds to pay annual debt service on such bonds
- F** Comments of Resident Advisory Board or Boards and Authority's Responses (Must be attached if not included in PHA Plan text)
- G** Membership of Resident Advisory Board
- H** Resident Membership on the PHA Governing Board
- I** Admissions Policy for Deconcentration
- J** Consistency with Consolidated Plan
- K** PHA Criteria for Amendments to Plan
- L** Summary of Pet Policy
- M** Community Service Requirements
- N** Public Housing Drug Elimination Program Plan
- O** Follow-Up Plan: Safety
- P** Follow-Up Plan: Neighborhood Appearance
- Q** Executive Summary of Annual PHDEP Plan for FY2001
- R** Drug Elimination Program Eligibility for FY2001
- S** Goals and Objectives of Annual PHDEP Plan and Budget for FY2001

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization plans or any other approved proposal for development of public housing	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <=30% of AMI	2700	5	5	4	5	4	3
Income >30% but <=50% of AMI	1792	5	5	4	5	4	3
Income >50% but <80% of AMI	2254	4	4	4	4	4	3
Elderly	2670	4	4	4	4	3	3
Families with Disabilities	N/A	5	4	4	5	3	3
White	2263	3	4	4	4	3	3
Black (Non - Hispanic)	130	4	4	4	4	4	3
Hispanic	8174	4	4	4	4	4	3
Other	212	3	4	4	4	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: **1999 Hudson County Plan**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	840		5
Extremely low income <= 30% AMI	525	63%	
Very low income (> 30% but <= 50% AMI)	203	24%	
Low income (> 50% but < 80% AMI)	112	13%	
Families with children	520	62%	
Elderly families	258	31%	
Families with Disabilities	62	7%	
White	3	0.4%	
Black (Non - Hispanic)	7	0.8%	
Hispanic	832	99%	
Other	1	0.1%	
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? N/A Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site -Based or sub -jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families as of 4/25/02	% of total families	Annual Turnover
Waiting list total	1703		57
Extremely low income <= 30% AMI	436	25%	
Very low income (>30% but <=50% AMI)	113	6%	
Low income (>50% but <80% AMI)	1154	67%	
Families with children	990	58%	
Elderly families	598	35%	
Families with Disabilities	115	6%	
White	2	0.1%	
Black (Non - Hispanic)	98	5%	
Hispanic	1603	94%	
Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	713	41%	
2BR	567	33%	
3BR	372	21%	
4BR	51	2%	
5BR	0	0%	
5+BR	0	0%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? **N/A**

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsforchoosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithits currentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpolicies tominimizethenumberof publichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance development
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwill enablefamiestorentthroughoutthejurisdiction
- Undertakemeasures toensureaccess toaffordablehousingamongfamilies assistedby thePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8applicants toincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwith broadercommunitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8units shouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreationofmixed - financehousing
- Pursuehousingresources otherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIin publichousing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employment admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employment admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races and ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FYE 9/30/02)		
a) Public Housing Operating Fund	1,891,474	
b) Public Housing Capital Fund	1,703,834	
c) HOPEVI Revitalization	-0-	
d) HOPEVI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,924,574	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	-0-	
3. Public Housing Dwelling Rental Income (FYE 9/30/02)	2,257,210	Public Housing Operations
4. Other income (list below) (FYE 9/30/02)	167,580	Public Housing Operations and Supportive Services
5. Non-federal sources (list below)		
Total resources	9,944,672	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

One

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)?

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? **N/A**

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences:

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
 - Residents who live and/or work in the jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisal or hate crimes
 - Other preference(s) (list below)
- Non-Residents who work in jurisdiction**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1** Involuntary Displacement - **Residents**
- 6** Involuntary Displacement - **Non-Residents**
- Owner, Inaccessibility, Property Disposition
- 2** Victims of domestic violence - **Residents**
- 7** Victims of domestic violence - **Non-Residents**
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)
- 3** **Disabled or health impaired local residents**
- 4** **Residents who live and work in the jurisdiction**
- 5** **Residents who live in the jurisdiction**
- 8** **Non-Residents who work in the jurisdiction**

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5)Occupancy

a. What referencematerialscan applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ThePHA -residentlease
- ThePHA’sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- Atanannualreexaminationandleaserenewal
- Anytimefamilycompositionchanges
- Atfamilyrequestforrevision
- Other(list)

(6)DeconcentrationandIncomeMixing

a. Yes No: Did the PHA’s analysis of its family (general occupancy) developmentsto determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **See Attachment I**

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Building	Under 30% of Median Income	Total Number of Units	Type of Housing Development
Palisade Gardens	19(50%)	36	Family
Parkeast Gardens	48(58%)	84	Family
Sunshine Gardens	46(57%)	81	Family
Pizzuto Building	47(59%)	80	40 Senior/40 Family
McGowan Building	29(81%)	36	Senior
Otis Gardens	88(89%)	99	Senior
FDR Building	95(93%)	102	Senior
Kennedy Tower	167(86%)	196	Senior

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No : Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of fee incentives for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below: **See Preceding List**

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No : Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project -based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

Extensions: A family may request an extension of the Certificate/Voucher time period. All requests for extensions must be received prior to the expiration of the Certificate/Voucher. Extensions are permissible at the discretion of the Authority up to a maximum of 120 days, primarily for these reasons:

* Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty -day period. **Verification is required.**

* The Authority is satisfied that the family has made reasonable efforts to locate a unit, including seeking the assistance of the Authority, throughout the initial sixty -day period. **A completed search record is required.**

* The family was prevented from finding a unit due to disability accessibility requirements. **The search record is part of the required verification.**

The Authority grants extensions in one or more increments. Unless approved by the Executive Director, no more than two extensions of thirty days or less will be granted. The Authority will not request HUD approval to extend Certificate or Voucher beyond an additional sixty days.

(4) Admissions Preferences

a. Income targeting

Yes No Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**) -based

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) – **Non-Residents who work in the jurisdiction**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) - **Residents**

- 5 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) – **Non-Residents**
- 2 Victims of domestic violence – **Residents**
- 6 Victims of domestic violence – **Non-Residents**
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 3 Residents who live and/or work in your jurisdiction
- 4 Residents who work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 7 **Non-Residents who work in your jurisdiction**

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs –N/A

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below) **Welfare-to-Work Section 8 Program documents**

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices

Other(listbelow)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

DescribethesPHA'sincomebasedrentsettingpolicy/iesforpublichousingusing,includingdiscretionary(thatis, notrequiredbystatuteorreg ulation)incomedisregardsandexclusions,intheappropriatespacesbelow.

a.Useofdiscretionarypolicies:(selectone)

ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincomebasedrentin publichousing.Income -basedrentsaresetatthehigherof30%ofadjustedmonthly income,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(less HUDmandatorydeductionsandexclusions).(Ifselected,skiptosub -component(2))

---or---

ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(Ifselected, continuetoquestionb.)

b.MinimumRent

1.WhatamountbestreflectsthesPHA'sminimumrent?(selectone)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No :HasthesPHAadoptedanydiscretionaryminimumrenthardshipexemption policies?

3.Ifyesstoquestion2,listthesepoliciesbelow :

c. Rentssetatlessthan30%thanadjustedincome

1. Yes No :DoesthesPHAplantocharge rentsatafixedamountorpercentagelessthan 30%ofadjustedincome?

2.Ifyesstoabove,listtheamountsorpercentageschargedandthecircumstancesunderwhich thesewillbeusedbelow:

d.Whichofthediscretionary(optional)deductionsand/orexclusionspoliciesdoesthesPHA plantoemploy(selectallthatapply)

- Fortheearnedincomeofapreviouslyunemployedhouseholdmember
 Forincreases inearnedincome

- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non -reimbursed medical expenses of non -disabled or non -elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? **N/A**

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high -rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents **N/A**

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option

- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No : Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub - component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No : Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management N/A – Exempt as High Performer

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program		

(PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures – N/A Exempt as High Performer

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 PHAs are exempt from sub -component 6A. -Only

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes **No**: Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes **No** Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes **No** Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes **No** Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. Yes **No** : Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>
5. Number of units affected:	

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No : Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

Note: The Authority currently owns/operates several developments (NJ 30-5 through NJ 30-8) which have been designated for occupancy by the elderly and/or disabled since their inception.

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. **Yes** **No**: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes **No** Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
<p>1a. Development name: Palisade Gardens</p> <p>1b. Development (project) number: NJ30 -1</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input checked="" type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No : Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD Don: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway</p>

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)
- Unit addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

Conversion of Public Housing Activity Description

1a. Development name: **Parkeast Gardens**

1b. Development (project) number: **NJ30 -2**

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes No : Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD - approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: Sunshine Gardens
1b. Development (project) number: NJ30 -3
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No : Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

Conversion of Public Housing Activity Description
1a. Development name: Pizzuto Building
1b. Development (project) number: NJ30 -4
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development

<input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No : Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:

<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPEI</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8() of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria

- Yes No Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs –N/A Exempt as High Performer

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
- If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self -sufficiency programs

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

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub -component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

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

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime -and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors

- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEPP Plan

PHA eligible for FY2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds. N/A – Program Terminated

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? **Until FY2001 funds are expended**
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (**See Attachment N for FY2001 PHDEP status**)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. **Yes** **No**: Was the most recent fiscal audit submitted to HUD?
3. **Yes** **No** : Were there any findings as the result of that audit?
4. **Yes** **No**: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. **Yes** **No**: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management –N/A –Exempt as High Performer

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. **Yes** **No**: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. **Yes** **No**: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. **Yes** **No**: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at **Attachment F**
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below: **(See Attachment F)**
 - Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No : Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)
2. Yes No : Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)
See Attachment H

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: **Resident appointed by the municipal governing body**

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **Hudson County**

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 Plans.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. **(See Attachment J)**
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: **(See Attachment J)**

D.O ther Information Required by HUD

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

Attachment A

WEST NEW YORK HOUSING AUTHORITY AGENCY PLAN -EXECUTIVE SUMMARY -

The West New York Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

As indicated, the Authority has adopted the following mission of HUD: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The plans, statements and policies set forth and/or referenced in this Plan all lead toward the accomplishment of the Authority's goals and objectives as outlined under Section B of the 5 - Year Plan. The highlights of the major initiatives of the Authority's Agency Plan are as follows:

1. The Authority seeks to continue its outreach program to attract new landlords to participate in the Section 8 program.
2. The Authority seeks to apply for additional rental vouchers in order to provide assistance to more participants.
3. The Authority seeks to employ effective maintenance and management policies to minimize the number of public housing units off -line.
4. The Authority seeks to renovate/modernize public housing sites.
5. The Authority seeks to continue to improve upon its efforts to assist residents in obtaining needed education, job training, and employment opportunities.

AttachmentB

FiveYearPlan:ProgressStatement

The West New York Housing Authority has made the following progress in meeting its stated mission and goals as expressed in the previously submitted Agency Plan for FY 2001:

- The Authority has completed the necessary improvements/renovations in accordance with its Five Year Plan for Capital Funds pending.
- The Authority has reduced its Public Housing vacancy rate to 0%.
- The Authority has received special grants from the State of New Jersey Department of Human Services for Welfare -To-Work related social service support and job training activities.
- The Authority has received a special grant from the State of New Jersey Department of Labor for establishing a Resident Employment Center in a public housing project site.

Attachment C

Summary of Policy and Program Changes

The West New York Housing Authority has made no major changes to the policies and programs referenced in FY2001 Agency Plan, with the following exceptions:

The following policies were updated and filed with HUD since the date of filing of the 2001 Agency Plan:

1. Section 8 Administrative Plan amended to include:
 - a) The latest HUD policies regarding screening of applicants and program participants, selection of program applicants, and termination of program assistance.
 - b) Inclusion of lead -based paint requirements and expanded inspection requirements.
 - c) Expanded housing opportunities policy provisions.
 - d) A home ownership program.
2. Public Housing Admissions and Continued Occupancy Policy amended to include the latest HUD policies regarding screening and selection of tenants, and eviction of tenants.

ATTACHMENTD

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName:HOUSINGAUTHORITYOFTHETOWNOF WESTNEWYORK		GrantTypeandNumber CapitalFundProgramGrantNo: CGPNJ39P03070899 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input checked="" type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimat edCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	\$50,646.00	\$51,601.00	\$51,601.00	\$51,601.00
4	1410Administration	\$40,678.00	\$41,435.20	\$41,435.20	\$41,435.20
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	\$121,604.06	\$118,470.78	\$118,470.78	\$118,470.78
8	1440SiteAcquisition				
9	1450SiteImprovement	\$489,873.64	\$497,657.64	\$497,657.64	\$497,657.64
10	1460DwellingStructures	\$1,042,681.25	\$1,079,995.38	\$1,079,995.38	\$1,079,995.38
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	\$1,745,482.95	\$1,789,160.00	\$1,789,160.00	\$1,789,160.00
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts	\$75,000.00	\$50,646.00	\$50,646.00	\$50,646.00
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservation Measures				

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: CGPNJ39P03070899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -1 Palisade Gardens	Replace Entry Canopy	1450	9%	\$6,046.00	\$6,046.00	\$6,046.00	\$6,046.00	Completed
NJ30 -1 Palisade Gardens	Site Improvements	1450	56% Site	\$149,945.00	\$149,945.00	\$149,945.00	\$149,945.00	Completed
NJ30 -1 thru 8	Site Improvements (Misc.)	1450	1%	\$0	\$11,885.00	\$11,885.00	\$11,885.00	Completed
NJ30 -2 Parkeast Gardens	Vestibule Renovations	1460	29% Bldg	\$12,940.00	\$12,940.00	\$12,940.00	\$12,940.00	Completed
NJ30 -2 Parkeast Gardens	Site Improvements	1450	10% Area	\$15,126.00	\$15,126.00	\$15,126.00	\$15,126.00	Completed
NJ30 -2 Parkeast Gardens	Replace M multi-Pulse Hot Water Heater	1460	100% Bldg	\$49,780.00	\$49,780.00	\$49,780.00	\$49,780.00	Completed
NJ30 -3 Sunshine Gardens	Replace Main Roof	1460	18% Bldg	\$42,030.00	\$42,030.00	\$42,030.00	\$42,030.00	Completed
NJ30 -3 Sunshine Gardens	Site Improvements	1450	100% Bldg Area	\$181,689.64	\$181,689.64	\$181,689.64	\$181,689.64	Completed
NJ30 -3 Sunshine Gardens	Bathroom Renovations	1460	29% Bldg	\$64,677.15	\$64,677.15	\$64,677.15	\$64,677.15	Completed
NJ30 -3 Sunshine Gardens	Community Room Air Conditioning	1460	100% Bldg	\$0	\$10,100.00	\$10,100.00	\$10,100.00	Completed
NJ30 -3 Sunshine Gardens	Replace Flooring and Stair Treads, and Paint Halls, Corridors and Stairwells	1460	100% Bldg	\$119,000.00	\$119,000.00	\$119,000.00	\$119,000.00	Completed
NJ30 -4 Pizzuto Building	Replace Main Roof	1460	100% Bldg	\$130,888.00	\$130,888.00	\$130,888.00	\$130,888.00	Completed
NJ30 -4 Pizzuto Building	Waterproof Building Exterior	1460	100% Bldg	\$33,125.00	\$33,125.00	\$33,125.00	\$33,125.00	Completed

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: CGPNJ39P03070899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
NJ30 -5 McGowan Building	Replace Stairwell and Hall Lighting	1460	100% Bldg	\$13,410.00	\$13,410.00	\$13,410.00	\$13,410.00	Completed	
NJ30 -6 Otis Gardens	Site Improvements	1450	57% Area	\$132,966.00	\$132,966.00	\$132,966.00	\$132,966.00	Completed	
NJ30 -6 Otis Gardens	Replace Windows	1460	100% Bldg	\$0	\$73,489.00	\$73,489.00	\$73,489.00	Completed	
NJ30 -7 F.D.R. Building	Waterproof Exterior of Building	1460	100% Bldg	\$60,285.00	\$60,285.00	\$60,285.00	\$60,285.00	Completed	
NJ30 -7 F.D.R. Building	Boiler Upgrade	1460	5% Bldg	\$0	\$5,079.23	\$5,079.23	\$5,079.23	Completed	
NJ30 -7 F.D.R. Building	Lighting Replacement – Stairwells and Common Areas	1460	100% Bldg	\$11,700.00	\$11,700.00	\$11,700.00	\$11,700.00	Completed	
NJ30 -7 F.D.R. Building	Garage Door Replacement	1460	100% Bldg	\$0	\$5,482.00	\$5,482.00	\$5,482.00	Completed	
NJ30 -7 F.D.R. Building	Replace Exterior Lighting	1460	100% Bldg	\$0	\$6,970.00	\$6,970.00	\$6,970.00	Completed	
NJ30 -8 Kennedy Tower	Renovate Kitchens	1460	100% Bldg	\$354,140.00	\$354,140.00	\$354,140.00	\$354,140.00	Completed	
NJ30 -8 Kennedy Tower	Replace Fire and House Pumps	1460	100% Bldg	\$79,910.00	\$79,910.00	\$79,910.00	\$79,910.00	Completed	
NJ30 -8 Kennedy Tower	Lighting Replacement - Stairwells and Halls	1460	100% Bldg	\$6,990.00	\$6,990.00	\$6,990.00	\$6,990.00	Completed	
HA Wide	Security Guards	1408	100%	\$50,646.00	\$51,601.00	\$51,601.00	\$51,601.00	Completed	
HA Wide	Program Administration	1410	100%	\$40,678.00	\$41,435.20	\$41,435.20	\$41,435.20	Completed	
HA Wide	Program Planning and Coordination	1430	100%	\$21,160.00	\$18,026.72	\$18,026.72	\$18,026.72	Completed	
HA Wide	A/ENJ30 -1 thru NJ30 -8	1430	100%	\$100,444.06	\$100,444.06	\$100,444.06	\$100,444.06	Completed	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Grant Type and Number Capital Fund Program No: CGPNJ39P08070899 Replacement Housing Factor No:	Federal FY of Grant: 1999
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ30 -1 Palisade Gardens	1/31/2001		12/31/00	9/30/01		10/30/01	
NJ30 -2 Parkeast Gardens	1/31/2001		12/31/00	9/30/01		10/30/01	
NJ30 -3 Sunshine Gardens	1/31/2001		12/31/00	9/30/01		10/30/01	
NJ30 -4 Pizzuto Building	1/31/2001		12/31/00	9/30/01		10/30/01	
NJ30 -5 McGowan Building	1/31/2001		12/31/00	9/30/01		10/30/01	
NJ30 -6 Otis Gardens	1/31/2001		12/31/00	9/30/01		10/30/01	
NJ30 -7 F.D.R. Building	1/31/2001		12/31/00	9/30/01		10/30/01	
NJ30 -8 Kennedy Tower	1/31/2001		12/31/00	9/30/01		10/30/01	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Grant Type and Number Capital Fund Program Grant No: NJ39P03050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFPF unds				
2	1406 Operations				
3	1408 Management Improvements	\$75,000.00	\$75,000.00	\$75,000.00	\$22,392.00
4	1410 Administration	\$60,000.00	\$60,000.00	\$60,000.00	\$17,920.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$106,586.00	\$105,366.83	\$105,366.83	\$94,728.44
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,451,992.00	\$1,453,211.17	\$1,407,719.23	\$860,866.76
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,693,578.00	\$1,693,578.00	\$1,648,086.06	\$995,907.20
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$75,000.00	\$75,000.00	\$75,000.00	\$22,392.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$872,766.00	\$872,473.21	\$872,473.21	\$850,878.76

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -1 Palisade Gardens	Upgrade Community Room	1460	100% Bldg	\$16,000.00	\$0		0	
NJ30 -1 Palisade Gardens	Install Smoke Detectors in Apartments	1460	100% Bldg	\$7,200.00	\$3,000.00	\$0	\$0	Pending
NJ30 -1 Palisade Gardens	Replace Valves, Controllers, Vacuum and Condensate Units	1460	100% Bldg	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	Completed
NJ30 -2 Parkeast Gardens	Replace Hot Water Heater and Valve	1460	100% Bldg	\$86,420.00	\$81,606.29	\$81,606.29	\$81,606.29	Completed
NJ30 -2 Parkeast Gardens	Replace Valves, Controllers, Vacuum and Condensate Units	1460	100% Bldg	\$27,140.00	\$27,140.00	\$27,140.00	\$27,140.00	Completed
NJ30 -3 Sunshine Gardens	Upgrade Boiler	1460	50% Bldg	\$0	\$8,690.00	\$8,690.00	\$8,690.00	Completed
NJ30 -3 Sunshine Gardens	Renovate Community Room	1460	100% Bldg	\$11,338.00	\$0			
NJ30 -3 Sunshine Gardens	Install Smoke Detectors in Apartments	1460	100% Units	\$16,200.00	\$12,000.00	\$0	\$0	Pending
NJ30 -3 Sunshine Gardens	Replace Valves, Controllers, Vacuum and Condensate Units	1460	100% Bldg	\$19,732.00	\$19,732.00	\$19,732.00	\$19,732.00	Completed
NJ30 -3 Sunshine Gardens	Upgrade Heating System	1460	100% Bldg	\$0	\$3,000.00	\$3,000.00	\$0	Underway
NJ30 -4 Pizzuto Building	Replace Closet Doors	1460	100% Units	\$47,498.00	\$0			
NJ30 -4 Pizzuto Building	Replace Valves, Controllers, Vacuum and Condensate Units	1460	100% Bldg	\$35,150.00	\$35,150.00	\$35,150.00	\$35,150.00	Completed
NJ30 -4 Pizzuto Building	Boiler Replacement	1460	50% Bldg	\$0	\$34,900.00	\$34,900.00	\$34,900.00	Completed

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -4 Pizzuto Building	Upgrade Heating System	1460	100% Bldg	\$0	\$3,000.00	\$3,000.00	\$0	Underway
NJ30 -5 McGowan Building	Renovate Community Room	1460	100% Bldg	\$15,000.00	\$14,900.00	\$14,900.00	\$0	Underway
NJ30 -5 McGowan Building	Replace Stairwell and Corridor Lighting	1460	100% Bldg	\$15,000.00	\$0			
NJ30 -5 McGowan Building	Replace Corridor Flooring and Stair Treads	1460	100% Bldg	\$22,000.00	\$0			
NJ30 -5 McGowan Building	Bathroom Renovations	1460	100% Bldg	\$72,000.00	\$254,400.00	\$254,400.00	\$0	Underway
NJ30 -5 McGowan Building	Replace Valves, Controllers, Vacuum and Condensate Units	1460	100% Bldg	\$19,658.00	\$19,658.00	\$19,658.00	\$19,658.00	Completed
NJ30 -6 Otis Gardens	Upgrade Heating System	1460	100% Bldg	\$0	\$3,000.00	\$3,000.00	\$0	Underway
NJ30 -6 Otis Gardens	Renovate Community Room	1460	100% Bldg	\$28,400.00	\$53,400.00	\$53,400.00	\$0	Underway
NJ30 -6 Otis Gardens	Replace Corridor Flooring and Stair Treads	1460	100% Bldg	\$25,750.00	\$0			
NJ30 -6 Otis Gardens	Paint Corridors and Stairwells	1460	100% Bldg	\$53,000.00	\$0			
NJ30 -6 Otis Gardens	Upgrade Smoke Detectors in Apartments	1460	100% Bldg	\$19,800.00	\$10,000.00	\$0	\$0	Pending

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WESTNEWYORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -6 Otis Gardens	Replace Valves, Traps and Controllers	1460	100% Bldg	\$17,169.00	\$17,169.00	\$17,169.00	\$17,169.00	Completed
NJ30 -6 Otis Gardens	Replace Windows	1460	87% Bldg	\$568,000.00	\$494,511.00	\$494,511.00	\$494,511.00	Completed
NJ30 -7 F.D.R. Building	Replace Valves, Controllers, Vacuum and Condensate Units	1460	100% Bldg	\$53,400.00	\$52,328.50	\$52,328.50	\$52,328.50	Completed
NJ30 -7 F.D.R. Building	Upgrade Boiler	1460	50% Bldg	\$0	\$3,920.77	\$3,920.77	\$3,920.77	Completed
NJ30 -7 F.D.R. Building	Renovate Community Room	1460	100% Bldg	\$55,000.00	\$0			
NJ30 -7 F.D.R. Building	Upgrade Exit and Stair Lighting	1460	100% Bldg	\$15,000.00	\$0			
NJ30 -8 Kennedy Tower	Upgrade Heating System	1460	100% Bldg	\$0	\$5,500.00	\$5,500.00	\$0	Underway
NJ30 -8 Kennedy Tower	Renovate Community Room	1460	100% Bldg	\$15,000.00	\$0			
NJ30 -8 Kennedy Tower	Replace Corridor Floors and Stair Treads	1460	100% Bldg	\$45,600.00	\$0			
NJ30 -8 Kennedy Tower	Paint Stairwells	1460	100% Bldg	\$25,000.00	\$0			
NJ30 -8 Kennedy Tower	Upgrade Hall and Stair Lighting	1460	100% Bldg	\$25,000.00	\$0			
NJ30 -8 Kennedy Tower	Replace Main Entry Door	1460	100% Units	\$49,430.00	\$38,250.00	\$38,250.00	\$27,200.00	Underway

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WESTNEWYORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -8	Replace Valves, Controllers and Condensate Units	1460	70% Bldg	\$34,107.00	\$24,173.20	\$24,173.20	\$24,173.20	Completed
NJ30 -8	Upgrade Fire Alarm System	1460	100% Bldg	\$0	\$10,491.94	\$0	\$0	Pending
NJ30 -8	Replace Water Heater	1460	100% Bldg	\$0	\$26,994.45	\$26,994.45	\$0	Underway
HAWide	Office Renovations NJ30 -7	1460	100% Bldg	\$0	\$174,296.02	\$174,296.02	\$1,988.00	Underway
HAWide	Security Services	1408	100%	\$75,000.00	\$75,000.00	\$75,000.00	\$22,392.00	Underway
HAWide	Administration	1410	100%	\$60,000.00	\$60,000.00	\$60,000.00	\$17,920.00	Underway
HAWide	Program Planning and Coordination	1430	100%	\$20,160.00	\$21,490.00	\$21,490.00	\$18,270.00	Underway
HAWide	A/E Services	1430	100%	\$86,426.00	\$83,876.83	\$83,876.83	\$76,458.44	Underway
GRAND TOTAL				\$1,693,578.00	\$1,693,578.00	\$1,648,086.06	\$995,907.20	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Grant Type and Number Capital Fund Program No: NJ39P03050100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ30 -1 Palisade Gardens	6/30/01	9/30/02		9/30/03			Additional Time Required for Preparation of Technical Specifications
NJ30 -2 Parkeast Gardens	3/31/01		1/15/01	9/30/03		3/31/02	
NJ30 -3 Sunshine Gardens	6/30/01	9/30/02		9/30/03			Additional Time Required for Preparation of Technical Specifications
NJ30 -4 Pizzuto Building	6/30/01		6/30/01	9/30/03			
NJ30 -5 McGowan Building	6/30/01		6/30/01	9/30/03			
NJ30 -6 Otis Gardens	6/30/01	9/30/02		9/30/03			Additional Time Required for Preparation of Technical Specifications
NJ30 -7 F.D.R. Building	6/30/01		6/30/01	9/30/03		3/31/02	
NJ30 -8 Kennedy Tower	6/30/01	9/30/02		9/30/03			Additional Time Required for Preparation of Technical Specifications
HA Wide	6/30/01		6/30/01	9/30/03			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Grant Type and Number Capital Fund Program Grant No: NJ39P03050101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 3/31/02

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$75,000.00	\$75,000.00		\$0
4	1410 Administration	\$60,000.00	\$60,000.00		\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$108,905.00	\$108,905.00		\$4,912.50
8	1440 Site Acquisition				
9	1450 Site Improvement	\$147,720.00	\$0		
10	1460 Dwelling Structures	\$1,340,608.00	\$1,488,328.00	\$0	\$0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,732,233.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$75,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$451,514.00			

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WESTNEWYORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -1 Palisade Gardens	Paint Corridors and Stair Towers	1460	100% Bldg	\$30,000.00	\$30,000.00	\$0	\$0	Pending
NJ30 -1 Palisade Gardens	Replace Main Roof	1460	100% Bldg	\$239,000.00	\$245,258.00	\$0	\$0	Pending
NJ30 -1 Palisade Gardens	Replace Exterior Lighting	1460	100% Bldg	\$6,258.00	\$0			
NJ30 -1 Palisade Gardens	Renovate Community Room	1460	100% Bldg	\$0	\$8,000.00	\$0	\$0	Pending
NJ30 -2 Parkeast Gardens	Replace Windows	1460	100% Bldg	\$451,514.00	\$451,514.00	\$0	\$0	Pending
NJ30 -2 Parkeast Gardens	Install Smoke Detectors in Apartments	1460	100% Bldg	\$16,800.00	\$8,000.00	\$0	\$0	Pending
NJ30 -3 Sunshine Gardens	Upgrade Plumbing, Heating and Cooling Systems	1460	100% Bldg	\$289,700.00	\$289,700.00	\$0	\$0	Pending
NJ30 -3 Sunshine Gardens	Renovate Community Room	1460	100% Bldg	\$0	\$7,000.00	\$0	\$0	Pending
NJ30 -4 Pizzuto Building	Upgrade Smoke Alarms	1460	100% Units	\$16,000.00	\$7,000.00	\$0	\$0	Pending
NJ30 -4 Pizzuto Building	Site Improvements	1450	50% Area	\$147,720.00	\$0			
NJ30 -5 McGowan Building	Paint Corridors and Stair Towers	1460	100% Bldg	\$27,000.00	\$27,000.00	\$0	\$0	Pending
NJ30 -5 McGowan Building	Upgrade Smoke Detectors in Apartments	1460	100% Bldg	\$7,200.00	\$5,000.00	\$0	\$0	Pending

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WESTNEWYORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -5 McGowan Building	Replace Corridor Flooring and Stair Treads	1460	100% Bldg	\$0	\$35,000.00	\$0	\$0	Pending
NJ30 -6 Otis Gardens	Paint Corridors and Stairwells	1460	100% Bldg	\$0	\$38,000.00	\$0	\$0	Pending
NJ30 -6 Otis Gardens	Replace Lobby Flooring	1460	100% Bldg	\$0	\$41,000.00	\$0	\$0	Pending
NJ30 -6 Otis Gardens	Replace Corridor Flooring and Stair Treads	1460	100% Bldg	\$0	\$38,000.00	\$0	\$0	Pending
NJ30 -6 Otis Gardens	Replace Compactor	1460	100% Bldg	\$40,000.00	\$40,000.00	\$0	\$0	Pending
NJ30 -6 Otis Gardens	Replace Emergency Call System	1460	100% Bldg	\$51,560.00	\$51,560.00	\$0	\$0	Pending
NJ30 -6 Otis Gardens	Renovate Solarium	1460	100% Bldg	\$25,000.00	\$0			
NJ30 -6 Otis Gardens	Renovate Community Room	1460	100% Bldg	\$0	\$7,000.00	\$0	\$0	Pending
NJ30 -7 F.D.R. Building	Replace Compactor	1460	100% Bldg	\$35,000.00	\$35,000.00	\$0	\$0	Pending
NJ30 -7 F.D.R. Building	Upgrade Smoke Detectors in Apartments	1460	100% Bldg	\$20,600.00	\$10,600.00	\$0	\$0	Pending
NJ30 -7 F.D.R. Building	Install Closet Doors	1460	100% Bldg	\$44,500.00	\$44,500.00	\$0	\$0	Pending
NJ30 -7 F.D.R. Building	Upgrade Hallway Lighting	1460	100% Bldg	\$15,000.00	\$15,000.00	\$0	\$0	Pending

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -7 F.D.R. Building	Upgrade Emergency Call System	1460	100% Bldg	\$25,476.00	\$25,476.00	\$0	\$0	Pending
NJ30 -8 Kennedy Tower	Renovate Community Room	1460	100% Bldg	\$0	\$8,000.00	\$0	\$0	Pending
NJ30 -8 Kennedy Tower	Paint Corridors and Stairwells	1460	100% Bldg	\$0	\$20,720.00	\$0	\$0	Pending
HAWide	Security Guards	1408	100%	\$75,000.00	\$75,000.00	\$4,902.50	\$0	Underway
HAWide	Program Administration	1410	100%	\$60,000.00	\$60,000.00	\$60,000.00	\$0	Underway
HAWide	Program Planning and Coordination	1430	100%	\$20,160.00	\$20,160.00	\$20,160.00	\$4,912.50	Underway
HAWide	A/E Services	1430	100%	\$88,745.00	\$88,745.00	\$88,745.00	\$0	Underway
GRAND TOTAL				\$1,732,233.00	\$1,732,233.00	\$173,807.50	\$4,912.50	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Grant Type and Number Capital Fund Program No: NJ39P03050101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ30 -1 Palisade Gardens	3/31/02	9/30/02		9/30/04			Bidding Delays
NJ30 -2 Parkeast Gardens	3/31/02	9/30/02		9/30/04			Bidding Delays
NJ30 -3 Sunshine Gardens	3/31/02	9/30/02		9/30/04			Bidding Delays
NJ30 -4 Pizzuto Building	3/31/02	9/30/02		9/30/04			Bidding Delays
NJ30 -5 McGowan Building	3/31/02	9/30/02		9/30/04			Bidding Delays
NJ30 -6 Otis Gardens	3/31/02	9/30/02		9/30/04			Bidding Delays
NJ30 -7 F.D.R. Building	3/31/02	9/30/02		9/30/04			Bidding Delays
NJ30 -8 Kennedy Tower	3/31/02	9/30/02		9/30/04			Bidding Delays

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Grant Type and Number Capital Fund Program Grant No: NJ39P03050102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$75,000.00			\$0
4	1410 Administration	\$60,000.00			\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$83,580.00			\$0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,237,000.00			\$0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,703,834.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$75,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$312,000.00			

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -1 Palisade Gardens	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$5,042.02		\$0	\$0	Pending
NJ30 -1 Palisade Gardens	Upgrade Vari - Vac Systems	1460	100% Bldg	\$12,180.45		\$0	\$0	Pending
NJ30 -1 Palisade Gardens	Installation of Security Cameras and Card System	1460	100% Bldg	\$17,027.03		\$0	\$0	Pending
NJ30 -2 Parkeast Gardens	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$11,764.71		\$0	\$0	Pending
NJ30 -2 Parkeast Gardens	Upgrade Vari - Vac Systems	1460	100% Bldg	\$28,421.05		\$0	\$0	Pending
NJ30 -2 Parkeast Gardens	Installation of Security Cameras and Card System	1460	100% Bldg	\$39,729.73		\$0	\$0	Pending
NJ30 -3 Sunshine Gardens	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$11,204.48		\$0	\$0	Pending
NJ30 -3 Sunshine Gardens	Convert Heating System from Oil to Gas	1460	100% Bldg	\$82,000.00				Pending
NJ30 -3 Sunshine Gardens	Upgrade Vari - Vac Systems	1460	100% Bldg	\$27,067.67		\$0	\$0	Pending
NJ30 -3 Sunshine Gardens	Installation of Security Cameras and Card System	1460	100% Bldg	\$37,837.84		\$0	\$0	Pending
NJ30 -4 Pizzuto Building	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$11,204.48		\$0	\$0	Pending
NJ30 -4 Pizzuto Building	Installation of Security Cameras and Card System	1460	100% Bldg	\$37,837.84		\$0	\$0	Pending
NJ30 -5 McGowan Building	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$5,042.02		\$0	\$0	Pending

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -5 McGowan Building	Upgrade Vari - Vac Systems	1460	100% Bldg	\$12,180.45		\$0	\$0	Pending
NJ30 -5 McGowan Building	Installation of Security Cameras and Card System	1460	100% Bldg	\$17,027.03		\$0	\$0	Pending
NJ30 -5 McGowan Building	Replace Main Roof	1460	100% Bldg	\$100,000.00		\$0	\$0	Pending
NJ30 -6 Otis Gardens	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$14,005.60		\$0	\$0	Pending
NJ30 -6 Otis Gardens	Upgrade HVAC System	1460	100% Bldg	\$50,000.00		\$0	\$0	Pending
NJ30 -6 Otis Gardens	Upgrade Vari - Vac Systems	1460	100% Bldg	\$33,834.59		\$0	\$0	Pending
NJ30 -6 Otis Gardens	Installation of Security Cameras and Card System	1460	100% Bldg	\$47,297.29		\$0	\$0	Pending
NJ30 -6 Otis Gardens	Replace Main Roof	1460	100% Bldg	\$140,000.00		\$0	\$0	Pending
NJ30 -6 Otis Gardens	Renovation of Solarium	1460	100% Bldg	\$120,000.00		\$0	\$0	Pending
NJ30 -7 F.D.R. Building	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$14,285.71		\$0	\$0	Pending
NJ30 -7 F.D.R. Building	Installation of Security Cameras and Card System	1460	100% Bldg	\$48,243.24		\$0	\$0	Pending
NJ30 -7 F.D.R. Building	Replace Main Roof	1460	100% Bldg	\$220,000.00		\$0	\$0	Pending

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

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK		Grant Type and Number Capital Fund Program Grant No: NJ39P03050102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NJ30 -8 Kennedy Tower	Upgrade Roof Exhaust Fans	1460	100% Bldg	\$27,450.98		\$0	\$0	Pending
NJ30 -8 Kennedy Tower	Upgrade Vari - Vac Systems	1460	100% Bldg	\$66,315.79		\$0	\$0	Pending
HAWide	Security Guards	1408	100%	\$75,000.00		\$0	\$0	Pending
HAWide	Program Administration	1410	100%	\$60,000.00		\$0	\$0	Pending
HAWide	Program Planning and Coordination	1430	100%	\$20,160.00		\$0	\$0	Pending
HAWide	A/E Services	1430	100%	\$63,420.00		\$0	\$0	Pending
HAWide	Retirement of Debt Service on Modernization Bonds (15% of Total CFP Grant Funds Per Year)	Debt Service Reserve Account	100%	\$248,254.00		\$0	\$0	Pending
GRAND TOTAL				\$1,703,834.00		\$0	\$0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: HOUSING AUTHORITY OF THE TOWN OF WEST NEW YORK	Grant Type and Number Capital Fund Program No: NJ39P03050102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NJ30 -1 Palisade Gardens	3/31/03			9/30/05			
NJ30 -2 Parkeast Gardens	3/31/03			9/30/05			
NJ30 -3 Sunshine Gardens	3/31/03			9/30/05			
NJ30 -4 Pizzuto Building	3/31/03			9/30/05			
NJ30 -5 McGowan Building	3/31/03			9/30/05			
NJ30 -6 Otis Gardens	3/31/03			9/30/05			
NJ30 -7 F.D.R. Building	3/31/03			9/30/05			
NJ30 -8 Kennedy Tower	3/31/03			9/30/05			

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName:WestNew YorkHousingAuthority				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/H A-Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:10/01/03 -9/30/04	WorkStatementforYear3 FFYGrant:2004 PHAFY:10/01/04 -9/30/05	WorkStatementfor Year4 FFYGrant:2005 PHAFY:10/01/05 - 9/30/06	Work Statementfor Year5 FFYGrant:2006 PHAFY:10/01/06 - 9/30/07
NJ30 -1 PalisadeGardens	Annual Statement	\$34,285.71	\$0	\$30,933.68	\$0
NJ30 -2 ParkeastGardens		\$540,000.00	\$0	\$120,178.58	\$123,893.80
NJ30 -3 Sunshine Gardens		\$76,190.48	\$50,000.00	\$108,741.50	\$117,994.10
NJ30 -4 PizzutoBuilding		\$76,190.48	\$112,000.00	\$68,741.50	\$117,994.10
NJ30 -5 McGowan Building		\$114,285.71	\$63,105.99	\$540,933.68	\$73,097.35
NJ30 -6 OtisGardens		\$95,238.09	\$216,405.53	\$82,408.96	\$147,492.62
NJ30 -7 F.D.R.Build ing		\$97,142.86	\$134,133.64	\$99,645.41	\$150,442.48
NJ30 -8 KennedyTower		\$186,666.67	\$644,354.84	\$168,416.69	\$489,085.55
HA-Wide		\$483,834.00	\$483,834.00	\$483,834.00	\$483,834.00
CFPFunds Listedfor5 -year planning		\$1,703,834.00	\$1,703,834.00	\$1,703,834.00	\$1,703,834.00
Replacement HousingFactor Funds		\$0	\$0	\$0	\$0

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear: 2_ _ FFYGrant:2003 PHAFY: 10/01/03 -09/30/04			ActivitiesforYear:3 FFYGrant:2004 PHAFY:10/01/04 -9/30/05		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	NJ30 -1 PalisadeGardens	Installationof ApartmentSmoke Detectors	\$10,084.03	NJ30 -3 SunshineGardens	ReplaceCompactor	\$50,000.00
Annual	NJ30 -1 PalisadeGardens	UpgradeFireAlarm Systems	\$24,201.68	NJ30 -4 PizzutoBuilding	ReplaceCloset Doors	\$72,000.00
Statement	NJ30 -2 ParkeastGardens	Developmentof EducationCenter	\$300,000.00	NJ30 -4 PizzutoBuilding	UpgradePlayArea	\$40,000.00
	NJ30 -2 ParkeastGardens	Installationof ApartmentSmoke Detectors	\$23,529.41	NJ30 -5 McGowanBuilding	UpgradeEmergency CallSystem	\$31,105.99
	NJ30 -2 ParkeastGardens	UpgradeFireAlarm Systems	\$56,470.59	NJ30 -5 McGowanBuilding	ReplaceCloset Doors	\$32,000.00
	NJ30 -2 ParkeastGardens	ReplaceEmergency Generators	\$160,000.00	NJ30 -6 OtisGardens	UpgradeEmergency CallSystem	\$86,405.53
	NJ30 -3 SunshineGardens	Installationof ApartmentSmoke Detectors	\$22,408.97	NJ30 -6 OtisGardens	Expand Maintenance Garage	\$40,000.00
	NJ30 -3 SunshineGardens	UpgradeFireAlarm Systems	\$53,781.51	NJ30 -6 OtisGardens	ReplaceCloset Doors	\$90,000.00
	NJ30 -4 PizzutoBuilding	Installationof ApartmentSmoke Detectors	\$22,408.97	NJ30 -7 F.D.R.Building	UpgradeEmergency CallSystem	\$88,133.64
	NJ30 -4 PizzutoBuilding	UpgradeFireAlarm Systems	\$53,781.51	NJ30 -7 F.D.R.Building	ExpandParkingLot	\$46,000.00
	NJ30 -5 McGowanBuilding	ReplaceEmergency Generator	\$80,000.00	NJ30 -8 KennedyTower	UpgradeEmergency CallSystem	\$169,354.84

	NJ30 -5 McGowanBuilding	Installationof ApartmentSmoke Detectors	\$10,084.03	NJ30 -8 KennedyTower	EnlargeParkingLot andInstall Control Gate	\$425,000.00
	NJ30 -5 McGowanBuilding	UpgradeFireAlarm Systems	\$24,201.68	NJ30 -8 KennedyTower	ReplaceCompactor	\$50,000.00
	NJ30 -6 OtisGardens	Installationof ApartmentSmoke Detectors	\$28,011.20	HA-Wide	SecurityGuards	\$92,000.00
	NJ30 -6 OtisGardens	UpgradeFireAlarm Systems	\$67,226.89	HA-Wide	Administration	\$60,000.00
	NJ30 -7 F.D.R.Building	Installationof ApartmentSmoke Detectors	\$28,571.43	HA-Wide	Fees&Costs:A/E	\$63,420.00
	NJ30 -7 F.D.R.Building	UpgradeFireAlarm Systems	\$68,571.43	HA-Wide	Fees&Costs:CFP Coordinator	\$20,160.00
	NJ30 -8 KennedyTower	Installationof ApartmentSmoke Detectors	\$54,901.96	HA-Wide	RetirementofDebt Serviceon Modernization Bonds	\$248,254.00
	NJ30 -8 KennedyTower	UpgradeFireAlarm Systems	\$131,764.71			
	HA-Wide	SecurityGuards	\$92,000.00			
	HA-Wide	Administration	\$60,000.00			
	HA-Wide	Fees&Costs:A/E	\$63,420.00			
	HA-Wide	Fees&Costs:CFP Coordinator	\$20,160.00			
	HA-Wide	RetirementofDebt Serviceon Modernization Bonds	\$248,254.00			
	TotalCFPEstimatedCost		\$1,703,834.00			\$1,703,834.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear:4 FFYGrant:2005 PHAFY:10/01/05 -9/30 /06			ActivitiesforYear:5 FFYGrant:2006 PHAFY:10/01/06 -9/30/07		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
NJ30 -1 PalisadeGardens	ReplaceAllLocks andRelated Hardwarewith SecurityLocks	\$8,067.23	NJ30 -2 ParkeastGardens	RemoveAsbestos TilingandReplace WithNewFlooring	\$123,893.80
NJ30 -1 PalisadeGardens	Install Computerized HVACSystem	\$22,866.45	NJ30 -3 SunshineGardens	RemoveAsbestos TilingandReplace WithNewFlooring	\$117,994.10
NJ30 -2 ParkeastGardens	Upgrade CommunityRoom	\$48,000.00	NJ30 -4 PizzutoBuilding	RemoveAsbestos TilingandReplace WithNewFlooring	\$117,994.10
NJ30 -2 ParkeastGardens	ReplaceAllLocks andRelated Hardwarewith Security Locks	\$18,823.53	NJ30 -5 McGowanBuilding	RemoveAsbestos TilingandReplace WithNewFlooring	\$53,097.35
NJ30 -2 ParkeastGardens	Install Computerized HVACSystem	\$53,355.05	NJ30 -5 McGowanBuilding	SiteImprovements	\$20,000.00
NJ30 -3 SunshineGardens	ReplaceAllLocks andRelated Hardwarewith SecurityLocks	\$17,927.17	NJ30 -6 OtisGardens	RemoveAsbestos TilingandReplace WithNewFlooring	\$147,492.62
NJ30 -3 SunshineGardens	Install Computerized HVACSystem	\$50,814.33	NJ30 -7 F.D.R.Building	RemoveAsbestos TilingandReplace WithNewFlooring	\$150,442.48
NJ30 -3 SunshineGardens	RenovateStorage Area	\$40,000.00	NJ30 -8 KennedyTower	Construct Maintenance Garage	\$200,000.00

NJ30 -4 PizzutoBuilding	ReplaceAllLocks andRelated Hardwarewith SecurityLocks	\$17,927.17	NJ30 -8 KennedyTower	RemoveAsbestos TilingandReplace WithNewFlooring	\$289,085.55
NJ30 -4 PizzutoBuilding	Install Computerized HVACSystem	\$50,814.33	HA-Wide	SecurityGuards	\$92,000.00
NJ30 -5 McGowanBuilding	ReplaceAllLocks andRelated Hardwarewith SecurityLocks	\$8,067.23	HA-Wide	Administration	\$60,000.00
NJ30 -5 McGowanBuilding	InstallCorridor Handrails	\$10,000.00	HA-Wide	Fees&Costs:A/E	\$63,420.00
NJ30 -5 McGowanBuilding	ReplaceStairwell Doors	\$10,000.00	HA-Wide	Fees&Costs:CFP Coordinator	\$20,160.00
NJ30 -5 McGowanBuilding	ReplaceWindows	\$490,000.00	HA-Wide	RetirementofDebt Serviceon Modernization Bonds	\$248,254.00
NJ30 -5 McGowanBuilding	Install Computerized HVACSystem	\$22,866.45			
NJ30 -6 OtisGardens	ReplaceAllLocks andRelated Hardwarewith SecurityLocks	\$22,408.96			
NJ30 -6 OtisGardens	InstallMaintenance SupplyLift	\$45,000.00			
NJ30 -6 OtisGardens	UpgradeStair Lighting	\$15,000.00			
NJ30 -7 F.D.R.Building	ReplaceAllLocks andRelated Hardwarewith SecurityLocks	\$22,857.14			
NJ30 -7 F.D.R.Building	ReplaceStairwell Doors	\$12,000.00			

NJ30 -7 F.D.R.Building	Install Computerized HVACSystem	\$64,788.27			
NJ30 -8 KennedyTower	ReplaceAllLocks andRelated Hardwarewith SecurityLocks	\$43,921.57			
NJ30 -8 KennedyTower	Install Computerized HVACSystem	\$124,495.12			
HA-Wide	SecurityGuards	\$92,000.00			
HA-Wide	Administration	\$60,000.00			
HA-Wide	Fees&Costs:A/E	\$63,420.00			
HA-Wide	Fees&Costs:CFP Coordinator	\$20,160.00			
HA-Wide	RetirementofDebt Serviceon Modernization Bonds	\$248,254.00			
TotalCFPEstimatedCost		\$1,703,834.00			\$1,703,834.00

Attachment E -1

PLAN OF DEVELOPMENT/REDEVELOPMENT PLAN

Introduction:

The purpose of the subject plan is to set forth the scope of modernization work to be undertaken by the West New York Housing Authority under a proposed three million dollar (\$3,000,000) bond issue; and the plan for financing same.

The Scope of Modernization work to be undertaken:

The scope of the modernization work to be undertaken consists of the renovation and modernization of dwelling unit bathrooms in all units of the Authority's 101-unit F.D.R. Building and 196-unit Kennedy Tower Building; and the development of a recreation center and playground at the Authority's Sunshine Gardens development. The use of bond fund proceeds to cover the cost of completing these needed and long deferred work items will provide us with the means of accelerating such work.

The Plan for Financing the Above - Stated Modernization Work:

The West New York Housing Authority proposes to use a portion (15% or approximately \$248,254) of our annually appropriated Capital Fund to pay debt service on a 20-year fixed rate tax-exempt bond obligation totaling \$3,000,000 which would be issued by the Authority through a public offering using the capital markets. The bond proceeds would be used to fund the cost of the above-stated modernization upgrades, the A/E service fees related to such work, and the bond counsel and underwriting fees related to financial services required with regard to the subject bond issue. The bonds would be secured by a pledge of the Authority's annual HUD Capital Fund appropriation over the 20-year life of the bonds. The Authority would establish the required debt service reserve fund.

The underwriter will assist the Authority in structuring the bond transaction and its credit worthiness and offering the bonds for sale to the public. Bond counsel will be responsible for preparing the bond resolution, trust indenture and other documents required to authorize the issuance of the bonds; and for delivering the needed opinion regarding the exemption of interest income on the bonds from federal and state taxes, etc.

The \$3,000,000 in bond proceeds would be budgeted as follows:

Development of recreation center at Sunshine Gardens	\$150,000.00
Development of playground at Sunshine Gardens	\$510,000.00
Bathroom renovations and modernization at F.D.R. Building	\$800,000.00
Bathroom renovations and modernization at Kennedy Tower	\$1,200,000.00
A/E services on above work items @ 6%	\$160,000.00
Underwriting and bond counsel fees (6% of bond issue)	\$180,000.00

TOTAL: \$3,000,000.00

AttachmentF

**WESTNEWYORKHOUSINGAUTHORITY
RESIDENTADVISORYBOARD**

RECOMMENDATIONS:

MeetingDates: May2,2002

AdvisoryBoardComments:

1. ResidentsupportedtheproposedFiveYearActionPlanandproposedbonding withregardtoCapitalImprovementsa ndindicatedthatthefundswereprudently allocated.
2. Residentswereencouragedtolearnthattheywouldbemoreinvolvedwiththe policiesandplanningoftheHousingAuthority.

Authority'sResponse:

1. ResidentconcernswereincorporatedintheFive -YearActionPlanforCapital Improvements.

WESTNEWYORKHOUSINGAUTHORITY
MINUTES -RESIDENTADVISORYBOARDMEETINGOFMAY2,2002

The Resident Advisory Board members met with the Housing Authority for the purpose of discussing the Authority's Annual Plan for the year 2002, and also to discuss the proposed Five Year Plan of the Authority on Thursday, May 2, 2002 at 2:30 PM.

In attendance were Johann de Flaviis, Javier Inclán, Richard Keefe (Consultant) and Ricky Solares. The following Board members were also present:

Ms. Luisa Seino – 6100 Adams Street Apartment 5P

Mr. Peter Peterson - 5800 Jefferson Street Apartment 9A

Mr. Keefe explained that it could be possible that the Housing Authority will be able to obtain more money in addition to the original grant, and if this money is obtained, the Authority will do the following:

1. Computerize all mechanical systems, which means that the tenants would receive heat when needed automatically, and the heat would shut down when it is not needed. This would avoid the problem of too much or too little heat as happens with the system the way it is now.
2. The Authority will install an entrance security system and a new fire safety system.
3. Upgrade parking areas.
4. Otis Gardens – repair porous brick to avoid leaks in the building.
5. Palisade Gardens – install new main roof.
6. Sunshine Gardens – expand playground area.
7. Parkeast Gardens – replace windows.
8. All family buildings – do a complete inspection for lead-based paint and correct any problems.

The Board members were asked if they had any suggestions and the following was their response:

1. Mr. Peterson, tenant at Otis Gardens, said there is a problem with the laundry room in his building; he said there are only three (3) washing machines and three (3) dryers. He said sometimes a tenant will come down and use all three machines and no one else can do their laundry. Since there is no room for expansion in this room, perhaps posting signs that only one (1) machine should be used by each tenant.

Mrs. Seino, tenant at F.D.R. Building, said there is a problem because tenants are not obeying the "No Smoking" policy of this Authority. She said people are smoking and throwing the butts on the elevator floor, and also the elevator cabs are full of smoke. Also, the men playing cards smoke and the room is full of smoke.

AttachmentG

**WESTNEWYORKHOUSINGAUTHORITY
MEMBERSHIPOFRESIDENTADVISORYBOARD**

PalisadeGardens: Mr.FrankBeeg
4911PalisadeAvenue

ParkeastGardens: Mr.ThomasLoughran
5806ParkAvenue

SunshineGardens: Mrs.JacquelineHernandez
515-54thStreet

Mrs.LindaBall
515-54thStreet

PizzutoBuilding: Mrs.KarenPizzuto
590-62ndStreet

McGowanBuilding: Mrs.LeonoreCamacho
6300AdamsStreet

Mrs.MartaTatullo
6300AdamsStreet

OtisGardens: Mr.PeterPeterson
5800JeffersonStreet

F.D.R.Building: Mrs.LuisaSeino
6100AdamsStreet

KennedyTower: Mrs.HenriettaBarron
430-62ndStreet

AttachmentH

**WESTNEWYORKHOUSINGAUTHORITY
RESIDENTMEMBERSHIPONTHEPHAGOVERNINGBOARD**

The West New York Housing Authority is aware of the recently enacted HUD regulations requiring PHA's to include at least one resident on their governing board. The following resident recently resigned from the Board of Commissioners (his replacement will be appointed shortly):

Peter Peterson
Term: 12/15/99 to 10/20/04
Appointed by: Local Governing Body

Attachment I

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)public housingdevelopmentscoveredbythedeconcentrationrule?Ifno, thissectioniscomplete.Ifyes,continue tothenextquestion.

- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomes aboveorbelow85%to115%oftheaverageincomesofallsuch developments?Ifno,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

Deconcentration Policy for Covered Developments

Development Name :	Number of Units	Explanation (if any)
[seestep4at§903.2(c)(1)(iv)]	Deconcentration policy (if no explanation)	[seestep5 at

See also pages 15 and 16 of this plan.

DECONCENTRATION POLICY

It is the West New York Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting lists to reach other families with lower or high income. We will accomplish this in a uniform and non-discriminatory manner.

The Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income residents will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of families on the applicable waiting list(s). Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to be implemented.

DECONCENTRATION INCENTIVES

The Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

AttachmentJ

CONSISTENCYWITHCONSOLIDATEDPLAN

The West New York Housing Authority's Agency Plan is consistent with the Hudson County Consolidated Plan in that:

1. The Authority seeks to apply for additional rental vouchers in order to provide assistance to more participants.
2. The Authority intends to make continued efforts to attract potential landlords to participate in Section 8 Program.
3. The Authority seeks to minimize public housing vacancies via effective maintenance and management policies.
4. The Authority seeks to renovate/modernize public housing sites.
5. The Authority seeks to continue and improve upon its efforts to assist residents in obtaining needed education, job training, and employment opportunities.

Attachment K

PHACRITERIAFORAMENDMENTSTOPLAN

Pursuant to applicable HUD regulations, a PHA may change or modify its Annual and Five-Year Plans and the policies described therein. However, any “significant amendment or modification” to the Annual Plan and any “substantial deviations” from the Five-Year Plan would require that the PHA submit a revised Plan that has met full public process requirements, including Resident Advisory Board review.

The West New York Housing Authority will consider the following to be “significant amendments or modifications”:

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

The West New York Housing Authority will consider the following to constitute a “substantial deviation” from the Five-Year Plan:

- Any modification to the PHA’s mission statement or any substantial modification to the PHA’s goals and/or objectives.

An exception to these definitions will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered substantial deviations or significant amendments by the Authority.

AttachmentL

SUMMARY OF PET POLICY

In accordance with the new HUD regulations, implementing Section 31 of the U.S. housing Act of 1937, the West New York Housing Authority has adopted a formal Pet Policy permitting public housing residents in general occupancy developments to own pets. As expressed in the said Pet Policy, pet ownership is subject to the following "reasonable requirements":

1. Limitations on the size of the pet and the number of pets permitted in a given unit
2. Issuance of a pet permit and payment of fee
3. Procurement of an insurance policy for liability and property damage
4. Registration of pet with the municipality
5. Posting of security deposit for damage caused by pet to the unit
6. Inspection of unit, upon notice, to ensure compliance

AttachmentM

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENT

Pursuant to Section 12(c) of the U.S. Housing Act of 1937, each adult resident of public housing must participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet the criteria for an exemption. In response to the implementation of Section 12(c), the West New York Housing Authority will take the following administrative steps, subject to HUD requirements such as:

1. The Housing Authority's Admissions and Occupancy Policy shall include its full policy on community service requirement.
2. The Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement. The Housing Authority shall notify in writing such family members of the community service requirement and of the categories of individuals who are exempt from the requirement.
3. The Housing Authority will coordinate with social service agencies, local schools, and the appropriate Human Resources Office in identifying a list of volunteer community service programs.
4. The Housing Authority will assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family members as needed to best encourage compliance.

F. Duration of Program: FY2001 PHDEP

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).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____ Other _____

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. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY1997	211,800	NJ39DEP0300197	0	n/a	Complete
FY1998	212,400	NJ39DEP0300198	0	n/a	Complete
FY1999	157,257	NJ39DEP0300199	0	n/a	Complete
FY2000	163,894	NJ39DEP0300100	0	n/a	Complete
FY2001	175,669	NJ39DEP0300101	\$116,976	n/a	12/21/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary: FY2001 PHDEP

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.

See Attachments

B. PHDEP Budget Summary: FY2001 – Current Approved Budget

Enter the total amount of PHDEP funding allocated to each line item.

FY2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	132,420
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	15,253
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	27,996
TOTAL PHDEP FUNDING	175,669

F. PHDEP Plan Goals and Activities – FY2001 PHDEP

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise — not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement N/A					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: \$132,420		
Goal(s)	Reduced drug -related crime and activity via utilization of security personnel						
Objectives	Physical presence on -site to deter and report on all drug -related crime and activity						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Security Patrols			12/22/01	12/21/02	132,420	0	Tracking of reported crime incidents
2.							
3.							

9130 - Employment of Investigators N/A					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.							

9140 - Voluntary Tenant Patrol N/A					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.							

9150 - Physical Improvements					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.							

9160 -DrugPrevention	TotalPHDEPFunding:\$ 28,497
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Goal(s)	Reducedrug -relatedactivityandofferpositivealternativestosome						
Objectives	Coordinatediversityofprogramsgearedtowardsdrugawarenessandprevention						
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1. EmploymentofDrug - PreventionAssistants	120	600	12/22/01	12/21/02	15,253	0	On-sitecoordinationand reports
2.							
3.							

9170 -DrugIntervention N/A	TotalPHDEPFunding:\$
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Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

9180 -DrugTreatmentN/A	TotalPHDEPFunding:\$
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Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

9190 -OtherProgramCosts					TotalPHDEPFunds:\$27,996		
Goal(s)		EmploymentofPHDEPCoordinator					
Objectives		EffectiveadministrationPHDEPdrugpreventionandinterventionactivities					
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.PHDEPCoordinator			12/22/01	12/21/02	27,996	0	Personnelperformance evaluation
2.							
3.							

Section3:Expenditure/ObligationMilestones

IndicatebyBudgetLineItemandtheProposedActivity(basedonthe informationcontainedinSection2PHDEPPlanBudget andGoals),the%offundsthatwillbeexpended(atleast25%ofthetotalgrantaward)andobligated(atleast50%ofthetotal grantaward)within12monthsofgrantexecution.

FY2001Budget:

BudgetLine Item#	25% Expenditure ofTotalGrant FundsBy Activity#	TotalPHDEP Funding Expended(sum oftheactivities)	50%Obligation ofTotalGrant Fundsby Activity#	TotalPHDEP Funding Obligated(sum oftheactivities)
<i>e.g.BudgetLine Item#9120</i>	<i>Activities1,3</i>		<i>Activity2</i>	
9110				
9120	33,105	33,105	66,210	132,420
9130				
9140				
9150				
9160	3,813	3,813	7,627	15,253
9170				
9180				
9190	6,999	6,999	13,998	27,996
TOTAL		\$43,917		\$175,669

Section4:Certifications

AcomprehensivecertificationofcompliancewithrespecttothePHDEPPlansubmissionisincluded inthe“PHACertificationsofCompliancewiththePHAPlanandRelatedRegulation s.”

Attachment O

WEST NEW YORK HOUSING AUTHORITY RESIDENT SURVEY FOLLOW - UP PLAN – SAFETY SECTION

The following corrective action is being taken to address problems identified by the aggregate results of our first annual Resident Service and Satisfaction Survey – Safety Section.

The West New York Housing Authority (WNYHA) administers an ongoing Public Housing Drug Elimination Program (PHDEP). Under such program we use a comprehensive security and preventive based approach to attack drug related crime and other types of crime in our Public Housing developments, and to improve the overall living environment within such areas.

We continue using private security patrols and community policing patrols to assure the safety of residents in our housing developments. In addition, we continue our on-site drug prevention activities and drug awareness education programming. We also continue to emphasize training and employment of residents and the provision of community space for resident educational, training, social and recreational activities.

Our private security guard patrols have proven effective in deterring drug related crime in and around our targeted housing developments.

Our on-site Drug Prevention Program is designed to provide public housing youths (including young adults) with alternative involvement in drug related behavior. The results of this program have been most positive.

The effectiveness of our community policing efforts in controlling drug related crime in the targeted areas is evidenced by the decrease in crime therein over the past three years. The community policing patrols are being provided by the West New York Police Department on the peripheries of all of our public housing developments. This police presence serves as a major deterrent to drug related criminal activity in the targeted areas. The community policing patrols are coordinated with and to enhance the Housing Authority's security patrols.

In addition to said community policing patrols, the West New York Police Department (WNYPD) also continues to supply the Authority's residents with vehicular patrol on the peripheries of the housing developments, investigative services, undercover operations, and response to calls for police services as a result of illegal activity, real or apparent; juvenile aid services; on-site drug awareness and crime prevention educational services; provision of necessary assistance to the Authority in the enforcement of its "One Strike and You're Out Policy"; and provision of assistance to Crime Watch Program groups.

Drug Awareness and Crime Prevention Educational Services are provided as part of the Authority's Drug Prevention Program and, as such, are coordinated with and enhance the Authority's Drug Prevention efforts.

These security guards continue their coordination with the West New York Police Department with regard to reporting observed drug and other criminal activity within the targeted housing developments.

In addition to security patrol services, the private security guards also continue to provide guard services at building entrances, including checking the identification of any person seeking to enter the premises.

The goals of these security patrol areas follows:

- To increase the residents' perception of personal safety
- To deliver security services consistent with the needs of the community
- To identify and report crime and disorder problems to the WNYPD
- To engage the community in priority setting and eliminate citizen apathy in reporting crimes and disorder to the police
- To assist the Authority in the enforcement of its "One Strike and You're Out Policy"
- To increase protection and services to residents, especially women, children, and the elderly

Our Drug Prevention Program is designed to provide activities that serve as alternatives to involvement in drug-related activity and to educate our residents about the damaging effects of drug abuse. The activities under this program include the continued use of family sites for career counseling, job training and job opportunity referral service, provided in cooperation with the County of Hudson JPPA and Welfare-to-Work programs, and the State of New Jersey Unemployment Division; continuation of ESL classes at all of our housing sites; continuation of parenting workshops at family sites; continuation of recreation and cultural activities provided in cooperation with the Board of Education and Recreation Department of West New York; and continued referral of young people in need of drug counseling services and/or drug rehabilitation treatment to agencies and organizations which provide such services.

Our Drug Prevention Program services include the provision of necessary assistance to young people in identifying needs, resolving problems/conflicts, establishing meaningful goals and objectives, enhancing their positive self-esteem, and developing healthy and productive relationships with family, peers, and the community in general.

The development of peer leadership skills continues to be a component of the youth-related services provided under our Drug Prevention Program.

Although the bulk of the activities under the Drug Prevention Program is designed to meet the needs of young people, many of the activities are also of interest to adults and

are offered to them (i.e. career counseling; job training and job opportunities; drug awareness education; and referral services with regard to drug counseling and rehabilitation/treatment services).

A drug awareness and prevention educational component is included as part of each of the Drug Prevention Program activities.

Drug awareness and prevention sessions are held at all of the housing projects, including senior citizen developments.

Our Resident Services Coordinator will continue to develop support groups of parents for the purpose of engaging them, along with the young people, identifying and changing the factors present in public housing that lead to drug-related problems, addressing the causes and effects of illegal drug use and assisting them in making informed decisions regarding drug use and the dangers associated with the same. They will be assisted by drug education professionals from The West New York Alliance, West New York Police Department and the West New York Outreach Program. The Drug Prevention Program Staff will assist the parents involved in the aforesaid support groups in the development of effective parenting skills.

Drug education and other program information is distributed at meetings, workshops and other resident gatherings.

Our Resident Services Coordinator works closely with the Hudson County Office of Employment and Training with regard to the provision of career counseling, job training, and job opportunity services, and also with the West New York Alliance and the West New York Outreach Program with regard to the provision of drug awareness education and drug-related counseling and referral services.

A large portion of Housing Authority residents is currently on public assistance. The Authority has expanded its efforts to assist these residents in accessing education, employment and training opportunities. In addition to the activities mentioned above, our Resident Services Coordinator is currently in the process of developing working relationships with relevant service providers. Positive relations have already been established with the Board of Education and other municipal agencies. Additional relationships are being established with the following: the Hudson County School of Technology, the Job Training Partnership Act Administrator, Hudson County Community College, Work First New Jersey (TANF) and local employers.

The Authority operates a computer learning and community center, located at our Pizzuto Building family site.

The Authority's resident job training and employment activities are coordinated with empowerment, self-sufficiency and welfare-to-work efforts and reforms. Job training components offered under the Authority's Drug Prevention Program provides Housing Authority residents with the opportunity to interact directly with private sector

businesses, thereby increasing their job placement opportunities and providing tangible benefits to the targeted population and the community as a whole. Persons residing in the Authority's housing developments and having substantial ownership of their businesses are also able to avail themselves of job training offered under the Authority's Drug Prevention Program.

Our Drug Elimination Program/Security Coordinator continues to promote tenant workshops; act as an intermediary between tenants, Housing Authority staff, and police and security forces; assist in eviction of residents involved with drugs; disseminate program-related information materials; provide necessary assistance to residents in the implementation of their crime watch activities; train and supervise security patrols; compile crime statistics for evaluation purposes; and monitoring Drug Elimination Program activities.

The West New York Police Department tracks crime in our public housing developments. Crime reduction in public housing is analyzed and evaluated on a comparison of statistics provided to us by the WNYPD on the following:

Part 1 Crime Statistics:

- Murder
- Robbery
- Burglary
- Motor Vehicle Theft
- Arson
- Rape
- Assault
- Larceny
- Domestic Violence

Part 2 Crime Statistics – Narcotics

- Possession
- Distribution/Manufacture
- Criminal Mischief
- Weapons Violations
- Trespassing

In addition to crime statistics, the Authority maintains, analyzes and evaluates the following information:

- Calls for service
- Residents survey data
- Vandalism
- Number of evictions for drug-related activity
- Number of applicants screened out for drug-related activity

The following considerations are included as part of our evaluation process:

1. If narcotics violations go up or down, does it mean that (1) the problem is being reduced or (2) enforcement has lessened or increased or (3) the dealers/users have become more cautious (gone indoors, etc.).
2. Does an increase in calls for service mean that (1) the problems have increased or (2) residents have a better rapport with the police .
3. Is there any change in the type of drugs confiscated?
4. Do increases or decreases in domestic violence reflect (1) increased substance abuse or (2) increased reporting and police response.
5. What are the age and gender statistics for narcotics violations?
6. Is violent crime increasing or decreasing? Is the change due to increasing crime, increased deterrence, increased apprehension, etc.

We continue to develop information on PHDEP solutions and outcomes through the joint and coordinated efforts of our Drug Elimination Work Team, such team consists of representatives of the Housing Authority's Tenant Associations, the Authority's Executive Director, its Drug Elimination Program/Security Coordinator, Resident Services Coordinator, and the Authority's Managerial staff, the WNY Chief of Police, representatives of youth service providers, including the WNY Recreation Director, WNY PAL, WNY Alliance, WNY Outreach Program, a representative of the Hudson County Office of Employment and Training, and other concerned community organizations.

The work team meets at least three times during the year to review, analyze, and evaluate all compiled statistics, program compiled surveys, and other relevant program data/information, and to determine and effectuate needed program changes to ensure that the applicant's drug elimination strategies adequately address problems specific to the targeted housing developments and surrounding areas.

Additional meetings of the work team are held on an as-needed basis to address problem areas.

Work team findings are incorporated into the PHDEP Reports; and copies are disseminated to all concerned parties, including the WNY PD, other governmental agencies, etc.

In addition to the above components, the Authority's comprehensive anti-crime strategy includes the continued administration of our screening, leasing and eviction policies, in accord with the Authority's "One Strike and You're Out Policy".

The Housing Authority's "One Strike and You're Out Policy" and our new Admission Policy, Dwelling Lease and Applicant Screening and Eviction Procedures are redesigned to assure the rejection of applicants for admission to public housing who have a history of drug abuse or other involvement in drug-related criminal activity, and to provide for the eviction of existing residents found to be involved in such activity.

These screening procedures include review of police records to determine the existence of drug-related or other criminal history; if same is found, admission is denied. As a condition of application, all applicants are required to sign a form giving the Housing Authority expressed approval to do a police background check on the adult members of their households.

The Housing Authority has entered into a collaborative relationship with the New Jersey State Police regarding access to criminal conviction records of applicants to determine their suitability for residency in public housing. The Authority is currently in the process of obtaining approval to access FBI criminal history records.

The Housing Authority also reviews police files on a periodic basis to determine if any of its existing tenants have criminal histories. If any member(s) of a resident household is found to be engaged in criminal activity, including drug-related activity upon or near public housing, eviction proceedings are instituted immediately, in accord with the applicable provisions of the dwelling lease.

The Authority continues to serve notice on all of its employees regarding the prohibitions under its Drug-Free Workplace Policy, specifying the actions that will be taken against employees for violation of such prohibitions.

The Authority continues to maintain a strong on-site management presence. The Authority views such presence as a critical element in preventing drug addicts from entering vacant units and damaging them, thereby increasing the turnaround time on same. Authority management personnel walk the project sites on a daily basis. While doing so they check to see that vacant units are properly secured and take appropriate action where same is found not to be the case (i.e. instruct the maintenance staff to secure the unit and where applicable have police remove unauthorized occupants).

Housing Managers oversee the selection of new residents and perform home visits and inspections. While making home inspections they observe activities and make note of problems as well as opportunities to reward desirable behavior. They work closely with the tenant associations and involve them in management decisions related to the development of management policies and procedures that affect them directly. They assist residents in the development of community partnerships involving, among others, the West New York Police Department and social, health, and other resident services agencies. They refer residents in need of human services to the appropriate service agencies and are involved along with tenant association representatives, in the planning, development, implementation and monitoring of resident service programs, projects, and activities, including the PHDEP and CFP programs.

Our managers will continue to communicate clear expectations and consequences to residents concerning: (1) payment of rent on time; (2) zero tolerance for drug abuse; (3) responsibility for care of Housing Authority property; (4) responsibility for conduct of children and guest(s).

The Authority's comprehensive strategy for eliminating drug -related crime and associated problems within its targeted housing developments also includes the following additional components/activities:

1. The applicant repaired/replaced security fencing within its housing developments and installed burglar proof door locks and bolts therein with HUD CGP funds.
2. The applicant installed video -controlled entry doors within its senior citizen housing with state grant funds.

West New York Housing Authority residents and their tenant associations played a key role in planning, designing, and developing the West New York Housing Authority Drug Elimination Strategy and will continue to play an active role in implementing same. Resident leaders serve as members of the Authority's Drug Elimination Work Team, along with the Authority's Executive Director, its Drug Elimination Program/Security Coordinator and managerial support staff, the West New York Chief of Police, representatives of four service providers, WNY Alliance, WNY Outreach Program, and the WNY PAL, are representative of the Hudson County Office of Employment and Training, and other community representation.

The components of the Drug Elimination Strategy set forth above were developed by the Housing Authority in close cooperation with all members of the Drug Elimination Work Team. The work group was responsible for providing input and other necessary assistance with regard to: (1) collection, compilation, and interpretation of demographic data, crime statistics, and other information concerning drug -related crime and associated problems; (2) identification of drug -related crime and associated problems within targeted areas; (3) assessment and prioritization of resident needs for services and resources adequate to address drug -related crime; (4) review of the Housing Authority management practices and determination of needed changes to ensure that these practices adequately address drug -related crime and associated problems; (5) evaluation of the drug elimination strategy of the Housing Authority and local law enforcement agency, and determination of needed changes to ensure that such strategies adequately address drug-related problems specific to the targeted housing developments; (6) defining drug elimination goals; and (7) developing a comprehensive action plan for the public housing community.

The Drug Elimination Work Team with the assistance of the resident leaders, surveyed residents of the targeted areas and the Housing Authority staff personnel to obtain their views regarding problems and needs within the targeted housing developments, and conducted on -site interviews to gather additional information regarding resident perceptions of drug -related crime and associated problems within their neighborhoods.

The response to the aforesaid surveys and interviews were given due consideration in the development of the components for our Drug Elimination Strategy.

Residents and other work team members are directly involved in the implementation, monitoring and evaluation process under our Drug Elimination Program. Residents are encouraged on an ongoing basis to provide feedback on their perceptions regarding the successes, failures and weaknesses of our drug elimination strategies. This feedback is considered in the process of designing changes in our Drug Elimination Action Plan.

Residents and their tenants associations have been and will continue to be heavily involved in those areas related to needed physical improvements, neighborhood crime watch activities, provision of needed service programs and activities for young people, provision of employment services for unemployed residents/community relations and operations of the Drug Prevention Program.

Residents will be surveyed periodically on a random basis to determine whether or not they feel that plan objectives and goals are being met.

Attachment P

WEST NEW YORK HOUSING AUTHORITY RESIDENTS SURVEY FOLLOW - UP PLAN – NEIGHBORHOOD APPEARANCE SECTION

The following corrective action has been implemented to address problem areas identified by the aggregate results of our first annual Resident Services and Satisfaction Survey Neighborhood Appearance Section:

Development of property Maintenance Performance Standards and Goals

The Maintenance Department of the Housing Authority is responsible for managing the function in the most cost effective manner possible while maximizing the useful life of the Authority properties and providing the best service to the Authority residents.

Our Director of Maintenance has been assigned the task of establishing measures that will allow the effectiveness of maintenance systems and activities to be properly evaluated. In establishing these standards, the Authority takes into consideration certain factors:

1. Local housing codes
2. HUD Housing Quality Standards
3. Public Housing Assessment System (PHAS) standards
4. Housing Authority collective bargaining agreements
5. Housing Authority job descriptions

These standards and the goals established with regard to same are used to evaluate current operations and performance, and to develop strategies to improve performance and meet the standards that have been set.

Inspection Program

The Housing Authority's goals of efficiency and cost-effectiveness are achieved through a carefully designed and rigorously implemented inspection program. This program calls for the inspection of all areas of the Authority's facilities – the dwelling units, the grounds and building exteriors, and major services systems.

A. Dwelling Unit Inspections

- To assure that all dwelling units comply with standards set by HUD and local codes; and
- To assure that the staff of the Housing Authority knows at all times the condition of each unit for which it is responsible.

For all non-emergency inspections, the resident will be given at least two (2) days written notice of the inspection.

Our Housing Inspector will continue to perform the unit inspection program of the Authority in cooperation with Maintenance Department staff personnel. During each inspection, the maintenance staff perform specified preventive and routine maintenance tasks. Any other work items are converted to a work order within twenty-four hours of the completion of the inspection. The maintenance staff endeavor to complete all inspection-generated work items within 30 days of the inspection.

The Housing Inspector and the staff are responsible for monitoring the condition of dwelling units. Whenever a maintenance staff member enters a dwelling unit for any purpose, such as completing a resident request for service or accompanying a contractor, he or she records on an inspection form any required work he or she sees while in the apartment. These work items are converted to a service request within twenty-four hours of delivery.

B. Building and Grounds Inspections

Regular inspections of the grounds and building exteriors are required to maintain the curb appeal of the property. This curb appeal is required to maintain the attractiveness of the property for both current and prospective residents. Our inspection procedures specify the desired condition of the area to be inspected.

Building and grounds inspections cover these areas:

1. Hallways
2. Stairwells
3. Community room and other common spaces such as kitchen or public restrooms
4. Laundry facilities
5. Lobbies
6. Common entries
7. Basements
8. Grounds
9. Porches or patios
10. Parking lots
11. Sidewalks and fences
12. Lawns, shrubs and trees
13. Trash compactors or collection areas, including checking for pickup of large items for disposal (on an as-needed basis)
14. Building foundations
15. Graffiti (removal is required within twenty-four hours)

An inspection form has been developed for common areas and building exteriors and grounds. The staff member responsible for the inspection notes all deficiencies on the form and ensures that these deficiencies are recorded on a work order within twenty-four

hoursoftheinspections.The HousingAuthoritywillcompleteallinspection -generated workitemswithinthirty(30)daysoftheinspection.

HousingAuthoritystaffmembersshallalsoreportanyneededworkthattheyseeinthe regularcourseoftheirdailyactivities.

C. Systems Inspection

The regular inspection of all major systems is fundamental to a sound maintenance program. Our major systems inspection program overlaps with the preventive maintenance program in some areas. To the extent that inspections, in addition to those required for scheduled service intervals, are needed, they will be a part of the inspection schedule. Any work items identified during an inspection will be converted to a work order within twenty -four hours and are to be completed within thirty(30) days.

D. Landscaping and Grounds

The Housing Authority has developed a routine maintenance schedule for the maintenance of the landscaping and grounds of four properties that is designed to ensure their continuing attractiveness and marketability.

Routine grounds maintenance includes numerous activities:

1. Litter control
2. Lawn care
3. Maintenance of driveways, sidewalks and parking lots
4. Care of flower beds, shrubbery and trees
5. Maintenance of playgrounds, benches and fences
6. Snow removal (when required)

Our Director of Maintenance is responsible for implementation and supervision of four routine maintenance tasks under the Authority's maintenance plan that includes:

1. Clearly articulated standards of appearance for the grounds that acknowledges, but is not limited to, HUD and local code standards
2. A list of tasks that are required to maintain the standard and the frequency with which tasks must be performed
3. The equipment, materials, and supplies required to perform the tasks and a schedule of their procurement
4. A seasonal snow removal plan, including a schedule for preparing equipment for the season and the procurement of other necessary materials and supplies.

E. Building Exteriors and Interior Common Areas

The appearance of the outside of the Authority buildings, as well as their common areas, is important to their marketability. Therefore, the Housing Authority has established a routine maintenance schedule to ensure that they are always maintained in good condition. The components to be maintained include:

1. Lobbies
2. Hallways and stairwells
3. Elevators
4. Public restrooms
5. Lighting fixtures
6. Common rooms and community spaces
7. Exterior porches and railings
8. Building walls
9. Windows

Our Director of Maintenance has developed a routine maintenance schedule for building exteriors and interior common areas. The schedule is based on the following:

1. A clearly articulated standard of appearance for the building
2. A list of tasks required to maintain that standard
3. The frequency with which the tasks must be performed
4. A list of materials, equipment and supplies required to perform the tasks.

F. Interior Painting

The appearance and condition of the paint request. These standards include the period of time that has elapsed since the last time the unit was painted. Alternatives for performance of work are included, including the conditions under which a resident will be allowed to paint in his or her own unit.

Contracting for Services

The Housing Authority will continue to contract for maintenance services when it is in the best interests of the Authority to do so. When the employees of the Authority have the time and skill to perform the work at hand, they will be the first choice to perform a given task. When the employees of the Authority have the skill to do the work required, but there is more work than there is time available to complete it, the Housing Authority will determine whether it is more cost effective to use a contractor to complete the work. If the Authority staff does not have the skill to complete the work, a contractor will be chosen. In the last instance, the Authority will decide whether it will be cost effective to train a staff member to complete the work.

Once the decision has been made to hire a contractor, the process set out in the Housing Authority Procurement Policy will be used. Our Director of Maintenance will work with

the Procurement Department to facilitate the contract award. The Director will be responsible for the contributions of the Maintenance Department to this process. The most important aspect of the bid documents will be the specifications or statement of work. The clearer the specifications, the easier it will be for the Authority to get the work product it requires.

Preparation of Vacant Units for Reoccupancy

It is the policy of the Housing Authority to reoccupy vacant units as soon as possible. The policy allows the Authority to maximize the income produced by its properties and operate attractive and safe properties.

The maintenance procedure for reoccupying vacant units relies on the prompt notification by management of the vacancy, fast and accurate inspection of the unit, ready availability of workers and materials, and good communication with those responsible for leasing the unit.

Our Director of Maintenance has been assigned the task of developing and implementing a system that ensures an average turn-around time of seven (7) calendar days. He has been directed to develop and implement a system that can perform the following tasks:

1. Forecast unit preparation needs based on prior years' experience;
2. Estimate both the number of units to be prepared and the number of hours it will take to prepare them; and
3. Control work assignment to ensure prompt completion.

Our Director of Maintenance has been given the authority to create special teams for vacancy turnaround or to hire contractors when required to maintain Authority goals.

Our Director of Maintenance is responsible for maintaining a monthly register of vacancies to help trace each unit that becomes vacant and to provide milestone data about occupancy, cost and maintenance requirements. The key maintenance milestones include the date tenants move out, the date the Maintenance Department is notified of the vacancy, the date the unit is inspected, the date maintenance work is commenced on the unit, and the date a new lease is assigned for the unit. A review of the ledger lets the Executive Director and Housing Manager know at a glance whether excessive vacancy losses reflect a maintenance problem or an administrative problem. The ledger serves as a convenient referenced document for obtaining information on the number of units being worked on, the status of such work, and the turnaround time required for all units completed that month.

Pest Control Extermination

The Housing Authority recognizes the importance of pest and vermin control in providing a living environment of adequate health and safety for its residents. To achieve

this control, the Authority has adopted the following pest control policy that is being implemented by your Director of Maintenance:

The Housing Authority is making every effort to provide a healthy and pest-free environment for its residents. The Authority determines which pests, if any, infest its properties and then provides the best possible treatment for the eradication of those pests.

Our Director of Maintenance determines the most cost-effective way of delivering the treatments whether by contractor or licensed Authority personnel.

The extermination plan begins with an analysis of the current condition at each property. Our Director of Maintenance ensures that an adequate schedule for treatment is developed to address any existing infestation. Special attention is paid to cockroaches. The schedule includes frequency and location of treatment.

Resident cooperation with the exterminating plan is essential. All apartments in a building must be treated for the plan to be effective. Residents are given information about the extermination program at the time of move-in. All residents are informed at least one week in advance and again twenty-four hours before treatment. The notification is given in writing and includes instructions that describe how to prepare the unit for treatment. If necessary, the instructions are bilingual.

Housekeeping Standard House Rules

In our effort to improve the livability and conditions of Housing Authority property, we have established the following uniform standards for resident maintenance:

Standard for Unit Housekeeping:

A. General

1. Walls: should be clean and free of dirt, grease, holes, cobwebs, and fingerprints
2. Floors: should be clean, clear, and free of hazards
3. Ceilings: should be clean and free of cobwebs
4. Windows: should be clean and not nailed shut; shades should be intact
5. Woodwork: should be clean and free of dust, gouges, and scratches
6. Doors: should be clean and free of grease and fingerprints; door stops should be present; locks should be operational
7. Heating Unit: should be dusted and access uncluttered
8. Trash: should be disposed of properly and not left in the dwelling unit
9. Entire dwelling unit should be free of rodent and insect infestation

B. Kitchen

1. Stove: should be clean and free of food and grease

2. Refrigerator: should be clean; freezer door should close properly and freezer should have no more than one inch of ice
3. Cabinets: should be clean and neat; cabinet surfaces and countertop should be free of grease and spilled food
4. Exhaust Fan: should be free of grease and dust
5. Sink: should be clean and free of grease and garbage; dirty dishes should be washed and put away in a timely manner
6. Food Storage Areas: should be neat and clean, without spilled food
7. Trash: should be stored in covered container until removed to the disposal area

C. Bathroom

1. Toilet and Tank: should be clean and odor-free
2. Tub and Shower: should be clean and free of excess mildew and mold; where applicable, shower curtain should be in place and of adequate length
3. Lavatory: should be clean
4. Floor: should be clean and dry

D. Storage

1. Linen Closet: should be neat and clean
2. Other Closets: should be neat and clean; no highly flammable materials should be stored in dwelling unit
3. Other Storage Areas: should be clean, neat and free of hazards

Standard for Building and Grounds Maintenance:

A. The following standard apply only when noted is for the exclusive use of residents:

1. Yards: should be free of debris, trash, and abandoned cars; exterior walls should be free of graffiti
2. Porches (front and rear): should be clean and free of hazards; any items stored on porch shall not impede access to the dwelling unit
3. Steps (front and rear): should be clean and free of hazards
4. Sidewalks: should be clean and free of hazards
5. Storm Doors: should be clean, with glass and screens intact
6. Parking Lot: should be free of abandoned cars; there should be no car repairs in the lots
7. Hallways: should be clean and free of hazards
8. Stairwells: should be clean and uncluttered
9. Laundry Areas: should be clean and neat; lint from dryers should be removed after use
10. Utility Room: should be free of debris, motor vehicle parts, and flammable materials

AttachmentQ

EXECUTIVESUMMARYOFANNUALPHDEPPLANFORFY2001

The West New York Housing Authority received a total grant of \$175,669 under our FY 2001 PHDEP application for continued implementation of a Comprehensive Drug Elimination Program within our eight (8) housing development areas (containing a total of 708 eligible dwelling units).

The Housing Authority of West New York continues to use a comprehensive security and preventive-based approach to attack drug -related crime problems. We continue to use private security patrols to secure our housing developments. We are continuing our Drug Prevention activities and Drug Awareness Education Programming. We continue to emphasize training and employment of residents and provision of community space for resident education under our Drug Prevention Program.

AttachmentR

DRUGELIMINATIONPROGRAMFORFY2001

HousingDevelopment Name	HousingDevelopment Number	TotalDwellingUnits	TotalPopulation Served
PalisadeGardens	30-1	36	154
ParkeastGardens	30-2	84	346
SunshineGardens	30-3	81	336
PizzutoBuilding	30-4	80	200
McGowanBuilding	30-5	36	37
OtisGardens	30-6	99	101
F.D.R.Building	30-7	102	107
KennedyTower	30-8	196	201
TOTAL		714	1,482

*Note: There are 708 eligible dwelling units for purpose of PHDEP funding

AttachmentS

GOALSANDOBJECTIVESOFANNUALPHDEPPLANFORFY2001

TheWestNewYorkHousingAuthority'sbroadgoalsandobjectivesare:

1. Toreducethereportednumberofcrimeincidentsinandaroundthetargeted publichousingdevelopmentsthroughthe provisionofcontinuedsecuritypatrols assistedbycommunitypolicingefforts;
2. Toincreaseresidentawarenessofdrug -relatedcriminalactivitybyincreasing residentparticipationindrugpreventioneducationsessions;
3. Toincreasepublichousingyouthpa rticipationinourcomputerlearningcenter activities,andothereducationaljobtrainingandjobopportunityprogramefforts.

Theabove -statedgoalsforplanactivitiesareinaccordwithourprogramobjectivesthat are:

1. Establishmentofincreasedvisi blesecurity;
2. Reductionofcrimeincidentsinandaroundthetargetedareas;
3. Developmentofadrugeducationandpreventionprogramwhichpromotes ongoingawarenessamongpublichousingyouth,activelyalterstheenvironment factorsthatcontribute topart icipationindruguseandassociatedcriminalactivity, andprovideseducation,trainingandjobopportunitiesforresidents;
4. Increasethenumberofarrestsassociatedwithdrug -relatedcrime;
5. Restoreasenseofsecurityandpeaceofmindtopublichousing residents, especiallymembersoftheseniorcommunity,womenandyoungchildren;
6. Improverelationsbetweenthepublichousingcommunity,theWestNewYork PoliceDepartment,fosteringcooperation,trustandgreaterpersonalcontact;and
7. Offerpositivelif ealternativestoresidentteensthrougheducation,recreation,and drugawarenessworkshops.