

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

WatervlietHousingAuthority PHAPlans

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002



PHA Plan Agency Identification

PHAName: Watervliet Housing Authority

PHANumber: NY025

PHAFiscalYearBeginning: 10/01/02

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)
WHA website, www.watervliethousing.org

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:

The mission of the Watervliet Housing Authority is to provide safe, decent and affordable housing to its residents in the most cost -effective manner possible. We want to continue to provide housing stock that the City's residents are proud of their existence. By partnering with other, we offer rental assistance and other related services to our community in a non -discriminatory manner.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA 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 targetssuch as: numbers of families served or PHAS cores achieved.) PHA 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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHAGoal:Improvethethequalityofassistedhousing
Objectives:
 - Improvepublichousingmanagement:(PHASscore)
 - Improvevouchermanagement:(SEMAPscore)
 - Increasecustomersatisfaction:
 - Concentrateoneffortstoimprovespecificmanagementfunctions:
(list;e.g.,publichousingfi nance;voucherunitinspections)
 - Renovateormodernizepublichousingunits:
 - Demolishordisposeofobsoletepublichousing:
 - Providereplacementpublichousing:
 - Providereplacementvou chers:
 - Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices
Objectives:
 - Providevoucher mobilitycounseling:
 - Conductoutreacheffortstopotentialvoucherlandlords
 - Increasevoucherpaymentstandards
 - Implementvoucherhomeownershipprogram:
 - Implementpublichousingorotherhomeownershipprogr ams:
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:
 - Other:(listbelow)

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment
Objectives:
 - ImplementmeasurestoDeconcentrationpovertybybringinghigher
incomepublichousinghouseholdsin tolowerincomedevelopments:
 - Implementmeasur estopromoteincomemixinginpublichousingby
assuringaccessforlowerincomefamiliesinto higherincome
developments:
 - Implementpublichousingsecurityimprovements:
 - Designateddevelopmentsorbuildingsforparticul arresidentgroups
(elderly, personswith disabilities)
 - Other:(listbelow)

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

The goals and objectives adopted by the WATERVLIET Housing Authority are:

Goal One: Manage the WATERVLIET Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. HUD shall recognize the WATERVLIET Housing Authority as a high performer by December 31, 2004.
2. The WATERVLIET Housing Authority shall make our public housing units more marketable to the community as evidenced by

an increase in our waiting list to one that requires a six -month wait for housing by December 31, 2004.

3. The WATERVLIET Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer -friendly and fiscally prudent leader in the affordable housing industry.

Goal Two: Provide a safe and secure environment in the WATERVLIET Housing Authority's public housing developments.

Objectives:

1. The WATERVLIET Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The WATERVLIET Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
3. The WATERVLIET Housing Authority shall reduce its evictions due to violations of criminal laws by 75% by December 31, 2004, through aggressive screening procedures.

Goal Three: Expand the range and quality of housing choices available to participants in the WATERVLIET Housing Authority's tenant -based assistance program.

Objectives:

1. The WATERVLIET Housing Authority shall establish a program to help people use its tenant -based program to become homeowners by December 31, 2004.
2. The WATERVLIET Housing Authority shall achieve and sustain a utilization rate of 25% by December 31, 2004, in its tenant -based program.
3. The WATERVLIET Housing Authority shall attract 20 new landlords who want to participate in the program by December 31, 2004.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciesthePHAhasincludedintheAnnualPlan.

The WATERVLIETH 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.

We have adopted the following mission statement to guide the activities of the WATERVLIETH Housing Authority.

The mission of the Water vliet Housing Authority is to provide safe, decent and affordable housing to its residents in the most cost effective manner possible. We want to continue to provide housing stock that the City's residents are proud of their existence. By partnering with other, we offer rental assistance and other related services to our community in a non -discriminatory manner.

We have also adopted the following goals and objectives for the next five years.

Goal One: Manage the WATERVLIETH Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. HUD shall recognize the WATERVLIETH Housing Authority as a high performer by December 31, 2005.

2. The WATERVLIET Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six month wait for housing by December 31, 2005.
3. The WATERVLIET Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer -friendly and fiscally prudent leader in the affordable housing industry.

Goal Two: Provide a safe and secure environment in the WATERVLIET Housing Authority's public housing developments.

Objectives:

1. The WATERVLIET Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The WATERVLIET Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
3. The WATERVLIET Housing Authority shall reduce its evictions due to violations of criminal laws by 75% by December 31, 2004, through aggressive screening procedures.

Goal Three: Expand the range and quality of housing choices available to participants in the WATERVLIET Housing Authority's tenant -based assistance program.

Objectives:

1. The WATERVLIET Housing Authority shall establish a program to help people use its tenant -based program to become homeowners by December 31, 2004.
2. The WATERVLIET Housing Authority shall achieve and sustain a utilization rate of 25% by December 31, 2004, in its tenant-based program.
3. The WATERVLIET Housing Authority shall attract 20 new landlords who want to participate in the program by December 31, 2003

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan for the State of New York. The following are a few highlights of our Annual Plan.

- ◆ We have adopted local preferences. Families who are elderly, disabled, or displaced will be offered housing before others single persons.
- ◆ We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. Our screening practices meet all fair housing requirements.
- ◆ We have established a minimum rent of \$50.00 for our public housing program.
- ◆ We have established flat rents for our public housing developments.

In summary, we are on course to improve the condition of affordable housing in the City of Watervliet, New York.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Page#

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
 4. Rent Determination Policies
 5. Operations and Management Policies
 6. Grievance Procedures
 7. Capital Improvement Needs
 8. Demolition and Disposition
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership
 12. Community Service Programs

- 13. Crime and Safety
- 14. Pets
- 15. Civil Rights Certifications (included with PHA Plan Certifications)
- 16. Audit
- 17. Asset Management
- 18. Other Information

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.

Required Attachments:

- Admissions Policy for Deconcentration

Attachment NY025a01 Watervliet Housing Authority Admissions and Continued Occupancy Policy

- FY2001 Capital Fund Program Annual Statement

Included in the PHA Plan text

- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2001 Capital Fund Program 5 Year Action Plan

Included in this PHA Plan Text

- Public Housing Drug Elimination Program (PHDEP) Plan

Attachment NY025c01 – Watervliet Housing Authority Public Housing Drug Elimination Program Plan

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Included in this PHA Plan text

- Other (List below, providing each attachment name)

Attachment NY025b01 Watervliet Housing Authority Section 8 Program Administrative Plan

Attachment NY025d01 Watervliet Housing Authority Definition of Substantial Deviation and Significant Amendment or Modification

Attachment NY025e01 Watervliet Housing Authority Resident Services and Satisfaction Survey Follow -up Plan

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 of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
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 [TSA P]	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 certifications of compliance with Deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required Deconcentration and income mixing analysis	
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 checked="" 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
NA	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	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
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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 Appropriation Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	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 results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	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	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	7331						
Income > 30% but ≤ 50% of AMI	5136						
Income > 50% but < 80% of AMI	4574						
Elderly	5118						
Families with	NA						

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Locatio-n
Disabilities							
Race/Ethnicity-Black	5477						
Race/Ethnicity-Hispanic	825						
Race/Ethnicity-Native American	128						
Race/Ethnicity-Asian/Pacific Is	623						

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 **State of New York, Albany County**
Indicate year: 1999
- 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 Need 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.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Need of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant	-based assistance	
<input checked="" 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:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	301		30-40
Extremely low income <=30% AMI	183	61%	
Very low income (>30% but <=50% AMI)	85	28%	
Low income (>50% but <80% AMI)	31	10%	
Families with children	204		
Elderly families	25		
Families with Disabilities	28		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	97		
2BR	79		
3BR	69		
4BR	56		
5BR	0		
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)? 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 type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
--

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant-basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite-Basedorsub-jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	156		
Extremelylow income<=30%AMI	110		
Verylowincome (>30%but <=50% AMI)	46		
Lowincome (>50%but<80% AMI)			
Familieswith children	120		
Elderlyfamilies	6		
Familieswith Disabilities	8		
Race/ethnicity	White105		
Race/ethnicity	Black46		
Race/ethnicity	Asian1		
Race/ethnicity	American/Esk2		
Characteristicsby BedroomSize (PublicHousing Only)	NA	NA	NA
1BR	31		
2BR	71		
3BR	47		
4BR	6		
5BR	1		
5+BR			

Housing Needs of Families on the Waiting List

Isthe waiting list closed (select one)?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
If yes:		
How long has it been closed (# of months)?		
Does the PHA expect to 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 on the waiting list, even if generally closed?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)
Use ads to promote available units in bulk mailings , church bulletins, etc.

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 or ethnicities with disproportionate housing needs

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
Use ads to promote available units in bulk mailings, church bulletins, etc.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

2. Statement of Financial Resources

[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.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2000grants)		
a) PublicHousingOperatingFund	\$299,352	
b) PublicHousingCapitalFund	\$436,215	
c) HOPEVIRevitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection 8Tenant -BasedAssistance	\$533,077	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	\$27,767	
g) ResidentOpportunityandSelf - SufficiencyGrants		
h) CommunityDevelopmentBlock Grant		
i) HOME		
OtherFederalGrants(listbelow)		
2. PriorYearF ederalGrants (unobligatedfundsonly)(listbelow)		
CompGrant2001	\$570,475	
3.PublicHousingDwellingRental Income	\$793,005	
4.Otherincome (listbelow)		
Investments	\$1,275,000	
4.Non -federalsources (listbelow)		
Totalresources	\$3,934,891	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomp onent
3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:1
- Whenfamiliesarewithina certaintimeofbeingofferedaunit:(statetime)
- Other:(describe)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- Criminalo rDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscre eningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecords fromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeof fice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

Website at www.watervliethousing.org

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)?

- 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“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.

2 Date and Time

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

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
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA - resident lease
- The PHA's Admission and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

This section intentionally left blank in accordance with HUD PIH Notice 99 -51.

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote Deconcentration of poverty or income mixing?

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

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

- Adoption of site -based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve Deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below :
- Other (list policies and 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 ceiling rents for certain developments
- Adoption of rent incentives to encourage Deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

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

Prior landlord history

(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) **Website www.watervliethousing.org**

(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:

Where applicant has shown extensive searching for a unit by providing proof of actual apartments they have been in search of for a medical emergency.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

Highrentburden

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with 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 is such that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and 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)

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

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

Other(listbelow)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 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 re-examinations, 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)

A licensed real estate broker conducted an analysis and was used to support the recommendations of what the Section 8 reasonableness reports stated.

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families

- Rentburdensofassistedfamilies
 Other(listbelow)

(2)MinimumRent

a. WhatamountbestreflectsthePHA'sminimumrent?(selectone)

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

b. Yes No: HasthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)

5.OperationsandManagement

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredto completethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStructure

DescribethePHA'smanagementstructureandorganization.

(selectone)

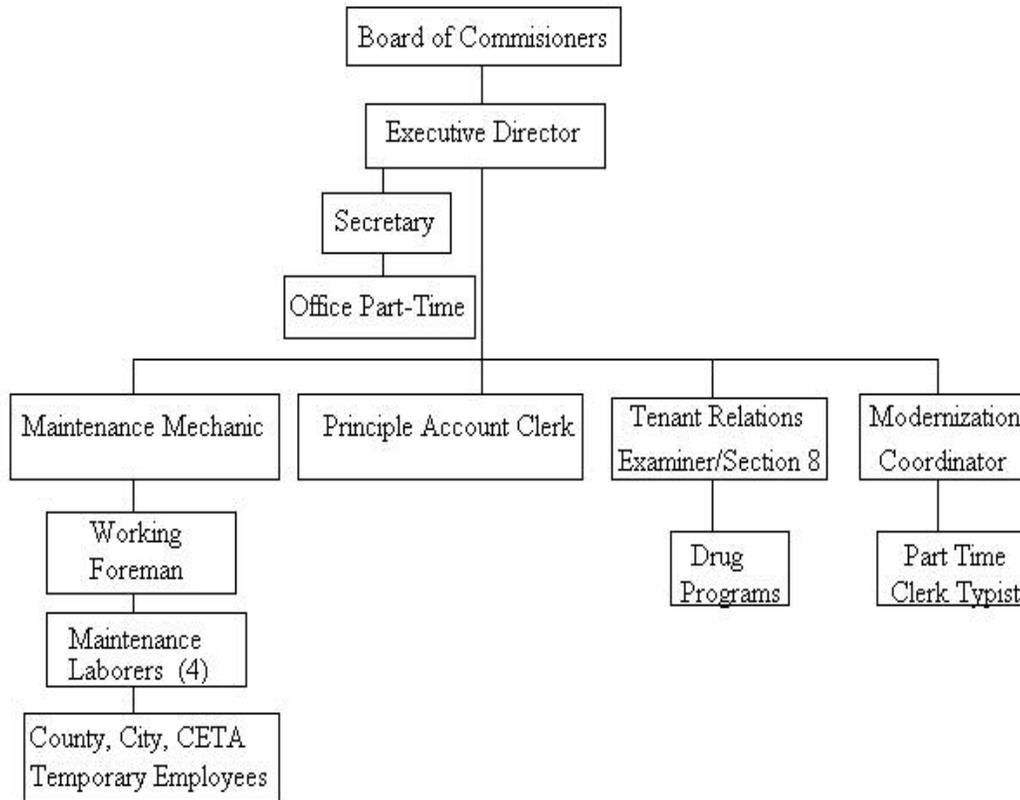
- AnorganizationchartshowingthePHA'smanagementstructureand organizationisattached.

- A brief description of the management structure and organization of the PHA follows:

Waterwilet Housing Authority

Exhibit II

Organizational Chart



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	306	30
Section 8 Vouchers	115	12
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)
Personal Policy, Internet policy, Procurement policy,

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 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 24CFR982?

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 Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-or-

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

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

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NY06P02550102 FFY of Grant Approval: (10/01/2002)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	\$87,000
3	1408 Management Improvements	
4	1410 Administration	\$28,000
5	1411 Audit	\$3,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$9,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$40,000
10	1460 Dwelling Structures	\$230,215
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	\$16,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	\$50,000
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$436,215
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NY25 -1/M.J.Day	Replacement of sidewalks	1450	3,000
	Landscaping	1450	4,000
	Site lights improvements	1450	4,000
	Sanding of Hardwood floors	1460	1,500
	Replacement of worn or damaged kitchen cabinets	1460	5,000
	Interior plumbing improvements	1460	1,000
	Improvements to Boiler Plant	1460	12,000
	Install vat tile in Kitchens	1460	3,000
	Install Ceramic floors in Bathrooms	1460	1,500
	Re work Prime doors jambs and sills	1460	35,000
	Replace closet doors	1460	2,000
	Replacement of Ranges	1465	1,000
	NY 25-2/ Hilton	Replacement of sidewalks	1450
Landscaping		1450	5,000
Site lights improvements		1450	0
Sanding of Hardwood floors		1460	1,000
Replacement of worn or damaged kitchen cabinets		1460	2,500
Interior plumbing improvements		1460	2,500
Install VAT tile in Kitchens		1460	1,000
Replace closet doors		1460	2,500
Replacement of kitchen appliances		1465	1,000

NY 25-3/ Quinn	Replacementofsidewalks	1450	5,000
	Landscaping	1450	2,500
	Site lights improvements	1450	3,000
	SandingofHardwoodfloors	1460	2,500
	Replacement of worn or damaged kitchen cabinets	1460	3,000
	Interior plumbing improvements	1460	2,000
NY25-4 Joslin	Upgrade the boiler room piping and controls	1460	8,000
	Repair VAT floors in Kitchen	1460	24,000
	Community Room Improvements	1460	35,000
	Re caulk windows and doors	1460	5,215
	Replacementofsidewalks	1450	5,000
	Site lights improvements	1450	2,500
	Landscaping	1450	2,500
	Replacementofbathroomfloors	1460	1,500
	Replacement of worn or damaged kitchen cabinets	1460	2,000
	Interior plumbing improvements	1460	1,500
	Replace damaged closet doors	1460	5,000
	Upgrade of community room	1460	4,000
	Replacement of appliances	1465	1,500
	Water Line replacement	1460	25,000
	ReplaceVATfloors	1460	2,500
NY 25-5 Hanratta			
	Landscaping	1450	2,500
	Site lights improvements	1450	2,000
	Replacement of worn or damaged kitchen cabinets	1460	2,000
	Interior plumbing improvements	1460	1,500
	Ventilator fan replacement	1460	2,000
	Reworkfrontentranceforaccessibility	1460	5,000
	Boilerworkupgrades	1460	1,000
	Reinsulateinteriorwalls	1460	4,000
	RefurbishHallwaytile	1460	20,000
	Install Energy efficient lighting	1460	3,000
PHA Wide	Staff and Resident Training	1408	2,500
	Computer upgrade of software	1408	5,000
	Upgrade computer equipment	1408	5,000
	Staff Training	1408	4,000
	Salaries for Mod Work	1410	28,000
	A/E services for Tech plans/specs	1430	9,000
	Purchase of maintenance equipment	1475	8,000
	Maintenance tractor	1475	8,000
	Office equipment	1408	3,000

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NY25-1 Day	9/30/04	9/30/05
NY25-2 Hilton	9/30/04	9/30/05
NY25-3 Quinn	9/30/04	9/30/05
NY25-4 Joslin	9/30/04	9/30/05
NY25-5 Hanratta	9/30/04	9/30/05

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan as an attachment (state name

-or-

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

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 - Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY025-1	Michael J. Day	90	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Roof Replacements			\$125,000
Boiler replacement with pumps			50,000
Landscaping and sidewalks			20,000
Replacement of heating lines			50,000
New Refrigerators and Ranges			5,000
Repair of floors and wall of Bathrooms			25,000
Sanding of hardwood floors			15,000
Replacement of kitchen cabinets			30,000
Replacement of V A T floors in Kitchens			30,000
Replacement of Bedroom doors			50,000
Replacement of Bedroom closet doors			75,000
Installation of new lock system			25,000
Installation of interior replacement lighting			30,000
Replacement of exterior concrete porches			50,000
Improved electrical outlets, gfi's etc.			30,000
Work on master antenna system			25,000
Improved plumbing lines in kitchen and bath			50,000
Replace kitchen exhaust fans			25,000
Repave parking lot			65,000
Install new mailboxes			3,000
Caulk exterior windows and doors			25,000
Repair exterior motor joints to buildings			10,000
Replace smoke detectors			2,000
Repair concrete foundations			5,000
Replace storm doors			5,000
Complete tree pruning			4,000
Replace defective concrete porches			25,000
Repair aluminum fascia			60,000
Total estimated cost over next 5 years			\$953,000

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY025-2	Abram Hilton	30	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof Replacements			\$30,000	2003
Boiler replacement with pumps			10,000	2003
Landscaping and sidewalks			50,000	2003
Replacement of heating lines			10,000	2003
New Refrigerators and Ranges			10,000	2006
Repair of floors and walls of Bathrooms			10,000	2003
Sanding of hardwood floors			5,000	2005
Replacement of kitchen cabinets			10,000	2003
Replacement of VA T floors in Kitchens			10,000	2005
Replacement of Bedroom doors			5,000	2003
Replacement of Bedroom closet doors			10,000	2003
Installation of new lock system			12,000	2004
Installation of interior replacement lighting			16,000	2003
Repave parking lot			15,000	2003
Improved electrical outlets, GFI's etc			6,000	2003
Improved laundry facility			2,000	2006
Work on master antenna system			5,000	2003
Improved plumbing lines in kitchen and bath			10,000	2003
Replace kitchen exhaust fans			5,000	2004
Install new mailboxes			1,500	2003
Caulk exterior windows and doors			8,000	2004
Repair exterior motor joints to buildings			4,000	2004
Replace smoke detectors			1,500	2006
Replace storm doors			17,000	2004
Complete tree pruning			3,000	2003
Repair aluminum fascia			10,000	2006
Total estimated cost over next 5 years				

Optional 5 - Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY025-3	Daniel P. Quinn	60	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof Replacements		125,000	2004
Boiler replacement with pumps		10,000	2005
Landscaping and sidewalks		25,000	2005
Replacement of heating lines		50,000	2004
New Refrigerators and Ranges		25,000	2003
Repair of floors and wall of Bathrooms		10,000	2004
Sanding of hardwood floors		10,000	2003
Replacement of kitchen cabinets		15,000	2004
Replacement of V A T floors in Kitchens		5,000	2005
Installation of new lock system		12,000	2003
Installation of interior replacement lighting		10,000	2005
Improve community room furnishing		6,000	2003
Replace porch decking		55,000	2003
Improve electrical outlet, gfi's etc		15,000	2003
Improve handicapped accessibility for seniors		45,000	2004
Improve security at apartments		25,000	2004
Install new mailboxes		15,000	2004
Improve plumbing lines in kitchen and baths		12,000	2003
Caulk exterior windows and doors		25,000	2003
Repair exterior motor joints to buildings		10,000	2003
Replace smoke detectors		1,800	2005
Complete tree pruning		2,000	2003
Replacement of laundry equipment		1,500	2005
Total estimated cost over next 5 years		\$408,800	

Optional 5 - Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY025-4	Edwin Joslin	58	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Roof Replacements			150,000
Landscaping and sidewalks			75,000
Replace kitchen exhaust fans			12,000
New Refrigerators and Ranges			25,000
Repair of floors and walls of Bathrooms			25,000
Replacement of vat floors			20,000
Replacement of kitchen cabinets			50,000
Replacement of V A T floors in Kitchens			15,000
Replacement of laundry machines			3,000
Installation of new lock system			10,000
Installation of interior replacement lighting			20,000
Repave parking area			20,000
Improve lighting in kitchen and bathroom			10,000
Improve site lighting			9,000
Convert DHW from electric to gas			12,000
Caulk exterior windows and doors			18,000
Repair exterior motor joints to buildings			12,000
Replace smoke detectors			3,000
Complete tree pruning			2,000
Repair Aluminum fascia			15,000
Total estimated cost over next 5 years			\$517,800

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY025-5	Eugene Hanratta	58	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Improve hallways for more attractive appearance			75,000	2003
Boiler replacement with pumps			15,000	2004
Landscaping and sidewalks			65,000	2004
Improve handicapped features for seniors			50,000	2003
New Refrigerators and Ranges			15,000	2003
Repair of floors and wall of Bathrooms			15,000	2006
Replacement of vat floors in apartment			15,000	2003
Replacement of kitchen cabinets			15,000	2004
Improve plumbing in kitchen and baths			15,000	2003
Install new compactor			35,000	2004
Replacement of Bedroom closet doors			8,000	2004
Install new Generator			75,000	2004
Installation of new lock system			15,000	2003
Installation of interior replacement lighting			18,000	2004
Improve security system for seniors			8,000	2003
Improve community room design and furnishings			5,000	2003
Repave parking lot			25,000	2003
Improvement to sprinkler system			15,000	2006
Caulk exterior of building windows			35,000	2004
Improve the ventilation system and roof fans			60,000	2006
Replace smoke and CO detectors			1,800	2006
Install new flooring in hallways			75,000	2004
Upgrade elevator			25,000	2004
New roof and coping			80,000	2006
Total estimated cost over next 5 years			\$762,600	

Optional 5 - Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA Wide		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
	Resident Employment	25,000	2003, 2004, 5 & 6
	Computer Software/Training	85,000	2003, 2004, 5 & 6
	Employee Training	35,000	2003, 2004, 5 & 6
	Advertising	5,000	2003, 2004, 5 & 6
	Mod Salaries	90,000	2003, 2004, 5 & 6
	Mod Benefits	30,000	2003, 2004, 5 & 6
	Travel	9,000	2003, 2004, 5 & 6
	A/E Services	65,000	2003, 2004, 5 & 6
	Consultant	15,000	2003, 2004, 5 & 6
	Two New Maintenance vehicles 4x4 truck	48,000	2005
	New Maintenance equipment, tractor and utility carts	105,000	2003
	New Office Vehicle	22,000	2005
	Replacement of hand and shop tools to comply with code	8,000	2003
	Upgrade security at administration office	3,000	2004
Totalestimatedcostovertnext5years			\$545,000

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

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

- Yes No: a) Has the PHA received a HOPEVI 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 Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

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

- Yes No: d) 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: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

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

1. Yes No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof 1937(42U.S.C.1437p))intheplanFiscalYear?(If“No”, skiptocomponent9;if“yes”,completeoneactivitydescription foreachdevelopment.)

2. ActivityDescription

Yes No: HasthePHA providedtheactivitiesdescriptioninformationin the **optional**PublicHousingAssetManagementTable?(If “yes”,skiptocomponent9.If“No”,completetheActivity Descriptiontablebelow.)

Demolition/DispositionActivityDescription	
1a. Development name:	
1b. Development(project)number:	
2. Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4. Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5. Numberofunitsaffected:	
6. Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7. Timelineforactivity: a. Actualorprojectedstartdateofactivity: b. Projectedenddateofactivity:	

9. DesignationofPublicHousingforOccupancybyElderlyFamilies orFamilieswithDisabilitiesorElderlyFamiliesandFamilieswith Disabilities

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: HasthePHA designatedorappliedforapprovaltodesignateor doesthePHAplantoapplytodesignateanypublichousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith disabilities,orbyelderlyfamiliesandfamilieswithdisabilities orwillapplyfordesignationforoccupancybyonlyelderly

families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR 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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete 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	
1a. Development name:	
1b. Development (project) number :	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved 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 type="checkbox"/> Requirements no longer applicable: site now has less than 300 units	

Other:(describe below)

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. Housing Actof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmay skipto component11B.)

2.ActivityDescription

- Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?(If“yes”,skipto component12.If “No”,completetheActivityDescriptiontablebelow.)

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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 the same 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

[24CFR Part 903.79(1)]

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

The Watervliet Housing Authority has selected not to require tenants to perform community service.

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 supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 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 programsto 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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any 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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Before and After School Program</i>	<i>35</i>	<i>Waiting list</i>	<i>Main office</i>	<i>All Participants going to School or work</i>

--	--	--	--	--

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	8	8 as of 6/1/02

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[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

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 level 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)

Edwin Joslin
Michael J. Day

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 -risky 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/PHDEP Plan

PHA eligible for FY2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

Attachment NY025c01 – Watervliet Housing Authority Public Housing Drug Elimination Program Plan

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

[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?

The committee met four different times and at the meeting of May 3 1, 2002 three suggestions were made. They were to install lights in the living room ceiling, and install shelving in the kitchen pantries. Also to replace the VAT tile in the Quinn kitchens. Also concerns were made regarding the cut in funding of the PHDEP and it's affect on the programs in place at the WHA.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (Filename)

Provided below: **The Resident Advisory Board met several times during the past 3 months. General comments on the pet policy were received. The board was in full support of the plan each member received a copy of the plan, Sec 8 Admin Plan and the ACOP for their review.**

List of Advisory meeting people

Norma Wendell
12 Early Drive
12E
WATERVLIET, NY 12189-2523

Jeanne Holznagel
10 Early Drive
10E
WATERVLIET, NY 12189-2521

Regina Warner
100 24th Street
129
WATERVLIET, NY 12189-2292

Roberta Gilson
2100 Whitehall Street
64
WATERVLIET, NY 12189-2292

Jean Knight
21002ndAvenue
18
WATERVLIET, NY 12189-2292

Dorothy Kissinger
50016thStreet
110
WATERVLIET, NY 12189-2292

Shirley Czarnecki
50016thStreet
416
WATERVLIET, NY 12189-2292

Jean Field
50016thStreet
101
WATERVLIET, NY 12189-2292
William Kane
22002ndAvenue
134
WATERVLIET, NY 12189-2292

Colleen Babeyko
5FifthStreet
04
WATERVLIET, NY 12189-2292

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: **The pet policy was changed specifically the declawing of cats on the pet. Also the WHA will plan on including the installation of the lights and shelving at Day and will be addressing the kitchen floors in the COMP 2002. And in addition that the CFP for 2002 included dollars for the PHDEP.**

Meeting minutes of Annual Plan Public hearing June 27, 2002

Public Hearing was held on June 27, 2002 at 7:00 pm. Board members attending were Sandra Beston, chairwoman, Charles Jeseo, Vice Chairman, Regina Warner, Roberta Gilson, John O'Brien, Harry Cushing and Mike Moffre.

Also attending were Pete Torncello, attorney and Charles Patricelli Executive Director/Secretary.

Ms. Beston opened the Public Hearing and asked Mr. Patricelli to present the annual plan, The CFP program items for the year 2002. He was also asked to give the P/E report for the CFP 2000 and 2001 programs.

Mr. Patricelli explained the reduction of over \$120,000 due to the litigation of the Spychalski lawsuit and the request made to HUD for its return in the next Friday cycle.

It was also recommended that the Pet Policy be revised to remove the requirement that the cats need to be declawed.

All the recommendations met with the approval of the Board and the Public hearing was closed at 7:25pm

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1.ConsolidatedPlanjurisdiction: **StateofNewYork**

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)

- TheWatervlietHousingAuthoritywillcontinuetomaintainandrenovateitspublic housingunits.
- TheWatervlietHousingAuthoritywillcontinuetoprovideaccessiblehousingin itspublichousingprogramtopersonswithdisabilities.
- TheWatervlietHousingAuthoritywillcontinuetomarketitspublichousing programtomakefamiliesandindividualsawareoftheavailability ofdecent,safe, sanitaryandaffordablehousingintheCityofWatervliet.
- TheWatervlietHousingAuthorityAdmissionandContinuedOccupancyPolicy (ACOP)requirementsareestablishedanddesignedto:

A. Promotetheoverallgoalofdrugfree,decent,safeandsanitaryhousing by:

- (1) Insuringasocialandeconomicmixofresidentswithineach publichousingneighborhoodinordertofostersocialstability andupwardmobility.
- (2) InsuringthefiscalstabilityoftheWatervlietHousingAuthority.
- (3) Lawfullydenyingadmissionorcontinuedoccupancyto applicantsortenantwhosepresenceinapublichousing neighborhoodarelikelytoadverselyaffectthehealth,safety, comfortorwelfare ofotherresidentsor thephysical environmentoftheneighborhood orcreateadanger to WatervlietHousingAuthorityemployees.
- (4) InsuringthatElderlyfamiliescanliveinpublichousingaslong astheyareabletoliveindependentlyand/orhavesomeonetohelpthemliveindependentlyasinthecaseofaliving-inaid.

B. FacilitatetheefficientmanagementoftheWatervlietHousingAuthority andcompliancewithFederalRegulationsbyestablishingpoliciesfor theefficientandeffectivemanagementoftheWatervlietHousing Authorityinventoryandstaff.

- C. Comply in letter and spirit with Title VI of the Civil Rights Act of 1964, and all other applicable Federal laws and regulations to insure that admission to and continued occupancy in public housing are conducted without regard to race, color, religion, creed, sex, national origin, handicap, or familial status.

Other: (list below)

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

The New York State Consolidated Plan establishes three strategic objectives that are of equal importance and form the basis of New York State's strategy:

- 1. Preserve and increase the supply of decent, safe and affordable housing available to all low and moderate income households, and help identify and develop available resources to assist in the development of housing.**

The need analysis describes a shortage of affordable housing units in New York State. By increasing the number of decent and affordable housing units, New York State will be addressing each of the housing problems: overcrowding, substandard units, and cost burden. The State plan includes the increase of the supply of decent and affordable housing by assisting in the financing of new construction, substantial rehabilitation, and conversion of previously nonresidential properties. While not specifically targeting funds in the Consolidated Plan for such programs, New York State believes it has a vested interest in the federal government's commitment to continue to provide resources for the operations, maintenance and preservation of Section 8 and public housing. The Consolidated Plan states: "The preservation of this irreplaceable low -income housing asset should remain a federal priority. Specifically, the federal government should maintain its commitment to rental assistance, preservation of housing eligible for mortgage prepayment and funding for operations, repairs, maintenance and modernization of public housing."

- 2. Improve the ability of low and moderate income New Yorkers to access rental and home -ownership opportunities.**

Costburden is identified as the most widespread of all the various housing problems by New Yorkers. Costburden is proportionately affects New Yorkers with low and moderate incomes. Renters make up the substantial majority of households with costburden.

The Consolidate Plan includes the provision of rental assistance where possible and also providing home ownership opportunities to low income and minority households. State housing agencies are encouraged to apply for Section 8 program funding.

The Consolidated Plan notes that there are insufficient Federal and State capital subsidies to increase the supply of affordable housing to address the problems of all those with costburdens.

Additional strategies include making mortgages available with below market interest rates to first time home buyers and providing rehabilitation assistance to low income homeowners.

3. Address the shelter, housing, and service needs of the homeless poor and others with special needs.

The Consolidated Plan reflects that the demand for housing and supportive assistance for the homeless far exceeds the supply; particularly, the frail elderly, disabled, and other segments of the Population requiring supportive living arrangements or services.

Among the programs to be utilized, are the various Section 8 programs.

The Consolidated Plan addresses Public Housing Resident Initiatives. The Plan states that “the State of New York does not directly own or administer Federal public housing. Therefore the requirements of this section of the Consolidated Plan do not apply to the State of New York.”

“The State does have a State public housing program as noted in the Needs Assessment. Tenant participation in the management of housing authorities is not only encouraged in this State, but mandated in New York’s Public Housing Law, which provides that a authority having a population under one million be composed of up to seven members, including two tenants selected by public housing residents. The underlying philosophy has been to ensure that tenants’ needs and concerns are effectively communicated to the governing body of the authority and, when necessary, to DHCR, as the supervising State agency.”

The use of the term “low and moderate income households” includes all households at or below 80 percent of median income. Extremely low income households are

included in this category which has been identified in the needs analysis as having the highest magnitude of housing problems.

The New York State Objectives respond to the purposes of the National Affordable Housing Act that are:

1. to help families not owning a home to save for a down payment for the purchase of a home;
2. to retain wherever feasible as housing affordable to low -income families those dwelling units produced for such purposes with Federal assistance;
3. to extend and strengthen partnerships among all levels of government and the private sector, including for -profit and non -profit organizations, in the production and operation of housing affordable to low -income and moderate -income families;
4. to expand and improve Federal rental assistance for very low -income families; and
5. to increase the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.

In summary, the New York State Consolidated Plan strategies are consistent with and support the goals and objectives of the Watervliet Housing Authority.

D. Other Information Required by HUD

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

The final Agency Plan Rule contains a requirement in 24 CFR 903.7 that agency plans contain a locally derived definition of "substantial deviation" and "significant amendment or modification."

The Watervliet Housing Authority has adopted a definition of substantial deviation and significant amendment or modification. That definition is provided in:

Attachment NY025d01 – Watervliet Housing Authority Definition of Substantial Deviation and Significant Amendment or Modification

Attachments

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

AttachmentNY025a01 – Watervliet Housing Authority Admissions and Continued Occupancy Policy

AttachmentNY025b01 - Watervliet Housing Authority Section 8 Program Administrative Plan

AttachmentNY025c01 - Watervliet Housing Authority Public Housing Drug Elimination Program Plan

AttachmentNY025d01 -WatervlietHousingAu thorityDefinitionof
SubstantialDeviationandSignificantAmendmentorModification

AttachmentNY025e01 -WatervlietHousingAuthorityResidentServices
andSatisfactionSurveyFollow -upPlan

TableLibrary

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NY25-1 Day	3/31/02	6/30/02		3/31/03			
NY25-2 Hilton	3/31/02	6/30/02		3/31/03			
NY25-3 Quinn	3/31/02	6/30/02		3/31/03			
NY25-4 Joslin	3/31/02	6/30/02		3/31/03			
NY25-5 Hanratta	3/31/02	9/30/02		3/31/03			
Equipment Maintenance	3/31/02	6/30/02		3/31/03			
Management Improvement	3/31/02	6/30/02		3/31/03			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

X

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

(2) To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NY25-1 Day	9/30/03			9/30/04			
NY25-2 Hilton	9/30/03			9/30/04			
NY25-3 Quinn	9/30/03			9/30/04			
NY25-4 Joslin	9/30/03			9/30/04			
NY25-5 Hanratta	9/30/03			9/30/04			
Equipment Maintenance	9/30/03			9/30/04			
Management Improvement	9/ 30/03			9/30/04			

Signature of Executive Director and Date

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NY25-1 Day	3/31/02	3/31/2003		3/31/2003	9/30/2004		
NY25-2 Hilton	3/31/02	3/31/2003		3/31/2003	9/30/2004		
NY25-3 Quinn	3/31/02	3/31/2003		3/31/2003	9/30/2004		
NY25-4 Joslin	3/31/02	3/31/2003		3/31/2003	9/30/2004		
NY25-5 Hanratta	3/31/02	3/31/2003		3/31/2003	9/30/2004		
Equipment Maintenance	3/31/02	3/31/2003		3/31/2003	9/30/2004		
Management Improvements	3/31/02	3/31/2003		3/31/2003	9/30/2004		

Signature of Executive Director and Date

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

HAName Water vliet Housing Authority

Comprehensive Grant Number
NY06P02570794

FFY of Grant Approval
2000

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 1 Performance & Evaluation Report for Program Year Ending 6/30/02
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non -CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	94,259	94,259	94,259	94,259
3	1408 Management Improvements	40,000	6,692	6,692	6,692
4	1410 Administration	45,000	40,816	40,816	13,448
5	1411 Audit	2,000	2,000	2,000	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	29,789	29,789	6,515
8	1440 Site Acquisition				
9	1450 Site Improvement	81,306	5,236	5,236	5,236
10	1460 Dwelling Structures	178,536	371,787	363,787	235,831
11	1465.1 Dwelling Equipment - Nonexpendable	55,000	754	754	754
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000	7,768	7,768	7,768
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 -18)	559,101	559,101	551,101	370,503
20	Amount of line 19 Related LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

HAName Water vliet Housing Authority

Comprehensive Grant Number
NY06P02570794

FFY of Grant Approval
2000

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 2 Performance & Evaluation Report for Program Year Ending 6/30/00
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGPF Funds				
2	1406 Operations (May not exceed 10% of line 19)	94,259	94,259	0	0
3	1408 Management Improvements	40,000	40,000	0	0
4	1410 Administration	0	45,000	0	0
5	1411 Audit	2,000	2,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	8,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	81,306	81,306	0	0
10	1460 Dwelling Structures	223,536	178,536	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	55,000	55,000	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000	55,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 - 18)	559,101	559,101	0	0
20	Amount of line 19 Related LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

HAName Water vliet Housing Authority

Comprehensive Grant Number
NY06P02570794

FFY of Grant Approval
2001

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 1 Performance & Evaluation Report for Program Year Ending 6/30/02
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non -CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	114,000	114,000	114,000	114,000
3	1408 Management Improvements	75,000	20,000	0	0
4	1410 Administration	30,000	30,000	0	0
5	1411 Audit	3,000	3,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	8,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	87,000	50,500	0	0
10	1460 Dwelling Structures	150,475	322,975	212,845	0
11	1465.1 Dwelling Equipment - Nonexpendable	41,000	7,000	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000	15,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (May not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 -18)	570,475	570,475	326,845	114,000
20	Amount of line 19 Related LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number/Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY25 -1 Day	Heating Boilers	1460	1	10,000	10,000	0	0	
	Closet Door Replacement	1460	20	1,000	1,000	0	0	
	Floor Sanding	1460	30	15,000	15,000	0	0	
	Replace Bathroom Floors	1460	15	6,000	6,000	0	0	
	Kitchen Floors	1460	20	5,000	5,000	0	0	
	Kitchen Cabinets	1460	30	15,000	15,000	0	0	
	Storm Door Replacement	1460	180	19,000	19,000	0	0	
	Stoves/Refrigerators	1465	50	18,000	18,000	0	0	
	Side Walks Replacement	1450	200	10,000	10,000	0	0	
	Site Improvements	1450	90	9,000	9,000	0	0	
	Roof Replacement	1460	3	0	15,000	0	0	
	Bathroom Vents	1460	30	10,000	0	0	0	
	Site Lightning	1450	6	1,000	1,000	0	0	
	Interior Improvement	1460	40	1,000	1,000	0	0	
NY25 -2 Hilton	Stove Replacement	1465	30	16,000	16,000	0	0	
	Kitchen Floors	1460	10	1,000	1,000	0	0	
	Interior Plumbing	1450	30	1,500	1,500	0	0	
	Replace closet doors	1460	10	1,000	1,000	0	0	
	Bathroom vents	1460	5	3,000	3,000	0	0	
	Boiler improvements	1460	6	1,000	1,000	0	0	
	Kitchen Cabinets	1460	2	1,000	1,000	0	0	

NY25 -3 Quinn	Sidewalks	1450	200	8,000	8,000	0	0
	Landscaping	1450		3,000	3,000	0	0
	Sandingfloors	1460	3	1,000	1,000	0	0
	SiteLights	1450	6	1,000	1,000	0	0
	HeatingValves	1460	5	6,000	6,000	0	0
	KitchenCabinets	1460	5	2,000	2,000	0	0
	Landscaping	1450	900lin	9,000	9,000	0	0
	SidewalksReplacement	1450	300	10,000	10,000	0	0
	Sandingfloors	1460	10	4,000	4,000	0	0
	InteriorPlumbing	1460	60	2,000	2,000	0	0
	RefrigeratorReplacement	1465	30	7,000	7,000	0	0
	ImproveSiteLightning	1450	12	1,000	1,000	0	0
ReplaceVATFloors	1460	20	3,000	3,000	0	0	
NY25-4 Joslin	InteriorPlumbing	1460	58	1,500	1,500	0	0
	SiteLightning	1460	12	3,000	3,000	0	0
	SignsandLandscaping	1450		6,000	6,000	0	0
	Sidewalks	1450		8,000	8,000	0	0
	KitchenCabinets	1460	500lin	4,000	4,000	0	0
	RoofReplacement	1460	4	0	14,036	0	0
	ReplaceRanges/Refrigerator	1465	58	7,000	7,000	0	0
	ConvertDHWElectrictogas	1460	58	64,036	0	0	0
	ReplaceVATFloors	1460	15	3,000	3,000	0	0
	ClosetDoors	1460	60	3,000	3,000	0	0

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

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Development Number Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY25 -5 Hanratta	Interior Walls	1460	10	8,000	8,000	0	0	
	Refrigerator/stove	1465	30	7,000	7,000	0	0	
	Ventilations Fans	1460	40	8,000	8,000	0	0	
	Interior Plumbing	1460	68	1,000	1,000	0	0	
	Kitchen Cabinetwork	1460	3	2,000	2,000	0	0	
	Landscaping/Sign	1450		10,806	10,806	0	0	
	Tile floors	1460	15	2,000	2,000	0	0	
	Boilerwork	1460	2	2,000	2,000	0	0	
	Site work front bldg entrance	1460	1	15,000	15,000	0	0	
	Site lights	1450	3	2,000	2,000	0	0	
	Sidewalks	1450	100'	1,000	1,000	0	0	
PHAWIDE	Maintenance Equipment -Tractor	1475		55,000	55,000	0	0	
	Computer Upgrade	1408		10,000	10,000	0	0	
	Staff Training	1408		10,000	10,000	0	0	
	Operations	1410		94,259	94,259	0	0	
	Office Equipment	1408		20,000	20,000	0	0	
	Salaries for Mod related work	1410		0	45,000	0	0	

Fee -Cost	A/Edesignfor -heatconversion	1430	8,000	8,000	0	0
Audit	Audit	1411	2,000	2,000	0	0
TOTAL						

SignatureofExecutiveDirectorandDate

X

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

X

(1)TobecompletedforPerformanceandEvaluation ReportoraRevisedAnnualStatement.

(2)TobecompletedforthePerformanceandEvaluationReport.

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Page __of

Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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Development Number Name HA -Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
NY25 -1 Day	Heating Boilers	1460	1	10,000	8,866	8,866	8,866	100%
	Closet Door Replacement	1460	20	1,000	4,107	0	0	100%
	Floor Sanding	1460	30	15,000	1,300	1,300	1,300	100%
	Replace Bathroom Floors	1460	15	6,000	6,320	6,320	6,320	100%
	Kitchen Floors	1460	20	5,000	0	0	0	100%
	Kitchen Cabinets	1460	30	15,000	0	0	0	100%
	Storm Door Replacement	1460	180	19,000	0	0	0	100%
	Stoves/Refrigerators	1465	50	18,000	754	754	754	100%
	Side Walks Replacement	1450	200	10,000	0	0	0	100%
	Site Improvements	1450	90	9,000	3,611	3,611	3,611	100%
	Roof Replacement	1460	3	15,000	0	0	0	100%
	Bathroom Vents	1460	30	10,000	0	0	0	100%
	Site Lightning	1450	6	1,000	0	0	0	100%
	Interior Improvement	1460	40	1,000	0	0	0	100%
	Interior Lightning	1460	90	0	16,379	8,379	0	60%
NY25 -2 Hilton	Stove Replacement	1465	30	16,000	0	0	0	100%
	Kitchen Floors	1460	10	1,000	0	0	0	100%
	Interior Plumbing	1450	30	1,500	0	0	0	100%
	Replace close doors	1460	10	1,000	0	0	0	100%
	Bathroom vents	1460	5	3,000	0	0	0	100%
	Boiler improvements	1460						100%

NY25 -3 Quinn	KitchenCabinets	1460	6	1,000	0	0	0	10	0%
	Sidewalks	14 50	2	1,000	0	0	0	100%	
	Landscaping	1450	200	8,000	0	0	0	100%	
	Sandingfloors	1460		3,000	0	0	0		
	SiteLights	1450	3	1,000	0	0	0	100%	
			6	1,000	0	0	0	100%	
	HeatingValves	1460	5	6,000	0	0	0	100%	
	KitchenCabinets	1460	5	2,000	0	0	0	100%	
	Landscaping	1450	900lin	9,000	0	0	0	100%	
	SidewalksReplacement	1450	300	10,000	0	0	0	100%	
Sandingfloors	1460	10	4,000	0	0	0	100%		
InteriorPlumbing	1460	60	2,000	712	712	712	100%		
RefrigeratorReplacement	1465	30	7,000	0	0	0	100%		
ImproveSiteLightning	1450	12	1,000	455	455	455	100%		
ReplaceVATFloors	1460	20	3,000	0	0	0	100%		
NY25-4 Joslin	InteriorPlumbing	1460	58	1,500	0	0	0	100%	
	SiteLightning	1460	12	3,000	0	0	0	100%	
	SignsandLandscaping	1450		6,000	0	0	0	100%	
	Sidewalks	1450	500lin	8,000	775	775	775	100%	
	KitchenCabinets	1460		4,000	0	0	0	100%	
	RoofReplacement	1460	4	14,036	0	0	0	100%	
	ReplaceRanges/Refrigerator	1465	58	7,000	0	0	0	100%	
	ConvertDHWElectrigas	1460	58	64,036	0	0	0	100%	
	ReplaceVATFloors	1460	15	3,000	0	0	0	100%	
	ClosetDoors	1460	60	3,000	0	0	0	100%	

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Annual Statement/Performance and Evaluation
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577 -0157 (Exp. 7/31/98)

Development Number Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY25 -5 Hanratta	Interior Walls	1460	10	8,000	1,445	1,445	1,445	100%
	Refrigerator/stove	1465	30	7,000	0	0	0	100%
	Ventilations Fans	1460	40	8,000	0	0	0	100%
	Interior Plumbing	1460	68	1,000	293,870	293,870	186,942	80%
	Kitchen Cabinetwork	1460	3	2,000	0	0	0	100%
	Landscaping/Sign	1450		10,806	395	0	0	100%
	Tile floors	1460	15	2,000	3732	0	0	100%
	Boilerwork	1460	2	2,000	0	0	0	100%
	Site work Front bldg entrance	1460	1	15,000	22,406	22,406	22,406	100%
	Site lights	1450	3	2,000	0	0	0	100%
	Sidewalks	1450	100'	1,000	0	0	0	100%
Hallway Lighting	1460	68	0	12,650	12,650	0	60%	
PHAWIDE	Maintenance Equipment -Tractor	1475		55,000	7,768	7,768	7,768	100%
	Computer Upgrade	1408		10,000	5,103	5,103	5,103	100%
	Staff Training	1408		10,000	1,589	1,589	1,589	100%
	Operations	1410		94,259	94,259	94,259	94,259	100%
	Office Equipment	1408		20,000	0	0	0	100%
	Salaries for Mod related work	1410		0	45,000	40,816	13,448	50%

Fee -Cost	A/E design for -heat conversion	1430	8,000	29,789	29,789	6,516	60%
Audit	Audit	1411	2,000	2,000	0	0	80%
TOTAL							

Signature of Executive Director and Date

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

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

(2) To be completed for the Performance and Evaluation Report.

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Page __ of

