

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

TOWN OF KORTRIGHT: NY448

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

PHA Plan Agency Identification

PHA Name: Town of Kortright

PHA Number: NY448

PHA Fiscal Year Beginning: (mm/yyyy) 10/2002

PHA Plan Contact Information:

Name: John M. Eberhard

Phone: (607) 746-2165

TDD:

Email (if available): delopp@catskill.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA: 47 Main Street, Delhi, New York 13753
- PHA development management offices: 91 Townsend St. Walton, NY 13856
- Main administrative office of the local, county or State government: Town of Kortright, Town Hall, Route 10, PO Box D-6, Bloomville, New York 13739

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

- Main business office of the PHA 47 Main St. Delhi, NY 13753
- PHA development management offices: 91 Townsend St. Walton, NY 13753
- Other (list below)

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title. **Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title. Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.**

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Other (List below, providing each attachment name)D: REPORT ON FIVE YEAR PLAN (file name ny448d02)

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

The five year plan and initial PHA plan were submitted in December of 2000. There are no significant changes presented in this Annual Plan. Briefly, the goals presented in the initial plan were to increase utilization of housing choice vouchers, to apply for additional assistance, to implement a homeownership program utilizing Section 8 assistance toward the cost of a mortgage, to improve the score on the Section Eight Management Assessment Program, and to involve the community directly or in partnership with others to improve housing and assist community development. These goals continue to be appropriate. The 2001-2002 plan year represented the first year in which a SEMAP score was available. Hence this provides the base year from which improvement can be measured. There was insufficient unmet demand based on the waiting list at the time applications were being accepted, and, accordingly, a demonstrable need for additional assistance was not present. Staff of Delaware Opportunities will continue outreach efforts to assure that the program is fully utilized and a sufficient waiting list is available to justify an application.

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

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

No changes in policy or program operations are anticipated.

2. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes No : Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

☞ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

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

3. Other Information

[24 CFR Part 903.7 9 (r)]

Resident Advisory Board (RAB) Recommendations and PHA Response

- 1. Yes 9 No:: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are Attached at Attachment (File name)
- 3. In what manner did the PHA address those comments? (select all that apply)
 - 9The PHA changed portions of the PHA Plan in response to comments
 - A list of these changes is included
 - 9Yes ☞No: below or
 - 9Yes ☞No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the end of the RAB Comments in Attachment ____.
 - Other: (list below) No comments received.

B. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (provide name here) New York State

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan(s)
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

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

Other: (list below)

PHA Requests for support from the Consolidated Plan Agency

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

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

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

Rental Assistance (the PHA, in partnership with Delaware Opportunities Inc. submitted a request for additional rental assistance under the Family Self Sufficiency Program on a county-wide basis – during the year 25 additional Family Sufficiency vouchers were approved on a county-wide basis, and Delaware Opportunities obtained funding for a full time FSS Counselor.

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

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

C. Criteria for Substantial Deviation and Significant

Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

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

Attachment A

Supporting Documents Available for Review Supporting Documents Available for Review Supporting Documents Available for Review Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
☞	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
☞	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
☞	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
☞	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction (contained in 5 year plan)	Annual Plan: Housing Needs
☞	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
☞	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Section 8 rent determination (payment standard) policies The payment standard is 100% of the HUD established Fair Market Rent, as established in the administrative plan.	Annual Plan: Rent Determination
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<p>☞</p>	<p>Section 8 informal review and hearing procedures (included in Administrative Plan)</p>	<p>Annual Plan: Grievance Procedures</p>

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input type="checkbox"/>	Policies governing any Section 8 Homeownership program (included in the Administrative Plan)	Annual Plan: Homeownership
<input type="checkbox"/>	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

Required Attachment B : Resident Member on the PHA Governing Board

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

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

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

Elected
Appointed

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

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

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

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

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

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

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

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

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

TOWN OF KORTRIGHT: NY448

REPORT ON FIVE YEAR PLAN

PHA FISCAL YEAR BEGINNING OCTOBER 1, 2002

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

Apply for additional rental vouchers: Request 10 additional vouchers.

Additional vouchers have yet to be requested. Although the demographics for the community suggest a need much larger than the 10 additional vouchers identified in the plan, the community's waiting list for rental assistance is relatively short and, in fact, the program has not had full occupancy for 2001-2002. Delaware Opportunities, as the administering agency, needs to increase the visibility of the program so that eligible families are identified and provide the basis for the need for additional assistance.

Improve voucher management: Increase PHA score by 5.

The first SEMAP score issued by HUD for the Town of Kortright was issued in November of 2001. Accordingly there is no baseline prior to the 2001-2002 year against which to mark improvement. The 2001 score will now serve as the baseline when considering accomplishments in future years.

Increase Customer Satisfaction: Institute annual satisfaction questionnaire.

A customer satisfaction questionnaire was completed in 2002, indicating general satisfaction with the program. Some customers expressed a concern with "rudeness" in dealing with the staff of Delaware Opportunities. Additional emphasis will need to be placed on customer relations in 2002-2003.

Increase assisted housing choices by:

1 Provide voucher mobility counseling

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

1 Conduct outreach efforts to potential voucher landlords.

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

1 Increase voucher payment standards

The Town of Kortright has established the payment standard at 100% of the fair market rent established by HUD. The Town increases the payment standard when HUD publishes changes to the FMR. The payment standard was increased in 2002.

1 Implement voucher homeownership program.

The Town of Kortright has amended its administrative plan to permit the operation of the homeownership program. The staff of Delaware Opportunities have the capacity to undertake the program and the provisions in the administrative plan provide the basis for program implementation. During 2001-2002, Delaware Opportunities completed negotiations with local financial institutions to gain their agreement to serve as the primary lending source for a mortgage and to accept rental assistance payments toward the mortgage. The administrative concerns which need to be finalized are of a modest nature. It is expected that the homeownership option will be made available no later than the close of 2002.

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

In 2000, when the plan was first established it was anticipated that the MTCS information would be used as the indicator and base line to measure progress toward this goal; however, the MTCS report available to Delaware Opportunities indicates 42 households with earned income, a number substantially in excess of the units available for assistance. Internally generated data in August of 2001 shows 7 households with employment earnings, of the 15 then participating in the program, or 47%. In June of 2002, the respective figures were 10 and 45%, representing a slight decrease from the previous year. Considering the number of elderly and disabled households assisted in the community, it is believed that the current service level represents a very high percentage of those capable of working as working.

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

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

Ensure Equal Opportunity in Housing for all Americans by:

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

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