

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlan

Annual Plan for Fiscal Year 2002

NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES

PHAPlan AgencyIdentification

**PHAName: NEWYORKSTATEDIVISIONOFHOUSING
ANDCOMMUNITYRENEWAL**

**OMB Approval No: 2577-0226
Expires: 03/31/2002**

PHANumber: NY902/NY903

PHAFiscalYearBeginning: APRIL 2002

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below): **DHCR Regional Offices in Buffalo, Syracuse, and New York City**

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): **DHCR Regional Offices in Buffalo, Syracuse and New York City**

**Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]**

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Executive Summary of the Annual PHA Plan

Annual Plan Table of Contents

[24CFRPart903.79(r)]

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

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Attachments

Attachments:

- A. PHA Management Organizational Chart
- B. Statement of Progress
- C. Section 8 Homeownership Capacity Statement
- D. Resident Membership of the PHA Resident Advisory Board

Supporting Documents Available for Review

List of Supporting Documents Available for Review
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Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications 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 jurisdictions 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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	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
	Public housing grievance procedures check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved 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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Others supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Accessi-bility	Size	Location
Income <= 30% of AMI	795332	4	5	5	4	1	4
Income > 30% but <= 50% of AMI	435064	4	4	4	4	1	4
Income > 50% but < 80% of AMI	549381	2	3	3	3	1	3
Elderly	518872	3	3	3	3	1	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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
Indicate year: **2001-2005**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	30,820		3245
Extremely low income <= 30% AMI	22,075	71.6%	

Verylowincome (>30%but<=50% AMI)	6,129	19.8%	
Lowincome (>50%but<80% AMI)	808	2.6%	
Familieswith children	16,473	53.4%	
Elderlyfamilies	2,610	8.4%	
Familieswith Disabilities	5,010	16.2%	
Race:White	21,071	68.3%	
Race:Black	9,015	29.2%	
Ethnicity:-Hispanic	3,781	12.2%	
Isthewaitinglistclosed(selectone)? NoYes			

C.StrategyforAddressingNeeds

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

- Employeffectivemaintenanceandmanagementpoliciestominimizethe numberofpublichousingunitsoff-line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- Maintainorincreasesection8lease-upratesbyestablishingpaymentstandards thatwillenablefamielstorentthroughoutthejurisdiction**
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessounitsizerequired**
- Maintainorincreasesection8lease-upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpovertyconcentration**
- Maintainorincreasesection8lease-upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies**

___ Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

- Applyforadditionalsection8unitsshouldtheybecomeavailable
___ Leverageaffordablehousingresourcesinthecommunitythroughthecreation
ofmixed-financehousing
___ PursuehousingresourcesotherthanpublichousingorSection8tenant-based
assistance.
___ Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

- ___ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of
AMIinpublichousing
___ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of
AMIintenant-basedsection8assistance
 Employadmissionspreferencesaimedatfamilieswiththeconomichardships
___ Adoptrentpoliciestosupportandencouragework
___ Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow50%ofAMI

- ___ Employadmissionspreferencesaimedatfamilieswhoareworking
___ Adoptrentpoliciestosupportandencouragework
 Other:(listbelow) **IncreaseemphasisonFSSand/orhomeownership
options**

Need:SpecificFamilyTypes:TheElderly

Strategy1:Targetavailableassistancetotheelderly:

- ___ Seekdesignationofpublichousingfortheelderly
 Applyforspecial-purposevoucherstargetedtotheelderly,shouldtheybecome
available
___ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy 1: Target available assistance to Families with Disabilities:

- 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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- 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)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$179,698,900	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$179,698,900	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Section 8

(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)- **Name and address of previous landlord.**

(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)- **Individual Local Administrator Offices**

(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: **When requested by applicants, especially in tight housing markets.**

(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

X1. 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): **Elderly/Disabled/Handicapped singles before other singles.**

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

2 Highrentburden

Other preferences (select all that apply)

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

Veterans and veterans' families

 1 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

 1 Other preference(s): **Elderly/Disabled/Handicapped singles before othersingles.**

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

 X 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)

 X This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

 X Not applicable: the pool of applicant families ensure 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)

 X The Section 8 Administrative Plan

 X Briefing sessions and written materials

Other (list below)

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

Through published notices

 X Other (list below): **1. Community Service Announcements (as necessary)**

2. Meetings and/or discussions with relevant advocacy groups.

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A. Section8Tenant-BasedAssistance

(1)PaymentStandards

a. WhatisthePHA's paymentstandard?(selectthecategorythatbestdescribesyour standard)

- Atorabove90%butbelow100%ofFMR
- 100%ofFMR
- Above100%butatorbelow110%ofFMR
- Above110%ofFMR(ifHUDapproved;describecircumstancesbelow)

b.IfthepaymentstandardislowerthanFMR,whyhasthePHAselectedthis standard?(selectallthatapply)- N/A

- FMRsareadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- ThePHAhaschosentoserveadditionalfamiliesbyloweringthepayment standard
- Reflectsmarketorsubmarket
- Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthislevel? (selectallthatapply) -N/A

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousingoptionsforfamilies
- Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- Annually
- Other(listbelow): **AsrequestedbyLocalCountyAdministrators**

e. WhatfactorswillthePHAconsiderinitsassessmentoftheadquacyofits paymentstandard?(selectallthatapply)

- Successratesofassistedfamilies
- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

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

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

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

5. Operations and Management Policies

[24CFR Part 903.79(e)]

A. PHA Management Structure

(select one)

An organization chart showing the PHA's management structure and organization is attached.

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	26,455	7,500
Section 8 Certificates	737	737
Section 8 Mod Rehab	306	10
Special Purpose Section 8 Certificates/Vouchers FUP	814	80
Mainstream	551	50
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A

Other Federal Programs (list individually)	N/A	N/A
--	-----	-----

C. Management and Maintenance Policies

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

(2) Section 8 Management: (list below)

A. PHA Administrative Plan

B. NYSDHCR Strategic Plan

C. NYSDHCR Consolidated Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

A. Section 8 Tenant-Based Assistance

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

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) - **Local Administrator Offices under NYSDHCR jurisdiction.**

7. Voucher Homeownership Programs Administered by the PHA

[24CFR Part 903.79(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 24CFR 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. Program Description:

(1) 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 was yes, which statement best describes the number of participants? (Select one)

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

(2) PHA-established eligibility criteria

Yes No: Will the PHA program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Section 8 Homeownership Program in 6 NYS Counties for current Section 8 Participants enrolled in FSS or FSS graduates who still receive Section 8 assistance. The counties are: Suffolk, Westchester, Putnam, Ulster, Genesee, and Chautauqua.

8. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(1)]

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)?

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

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

Other(describe)- **AdministrationofFSSProgram**

B. Servicesandprogramsofferedtoresidentsandparticipants

(1)General

a.Self-SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHAemployto enhance theeconomicandsocialself-sufficiencyofassistedfamiliesinthefollowing areas?(selectallthatapply)

- Publichousingrentdeterminationpolicies
- Publichousingadmissionspolicies
- Section8admissionspolicies
- Preferenceinadmissiontosection8forcertainpublichousing families
- Preferencesforfamiliesworkingorengagingintrainingor educationprogramsfornon-housingprogramsoperatedorcoordinatedbythe PHA
- Preference/eligibilityforpublichousinghomeownershipoption participation
- Preference/eligibilityforsection8homeownershipoption participation
- Otherpolicies(listbelow)

b.EconomicandSocialself-sufficiencyprograms

Yes No: DoesthePHAcoordinate,promoteor provideanyprogramstoenhancetheeconomicandsocialself-sufficiencyof residents?

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2001Estimate)	ActualNumberofParticipants (Asof:01/01/2001)
PublicHousing	N/A	N/A
Section8	2049	1405

b. Yes No: IfthePHAisnotmaintainingtheminimumprogram

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:

NYSDHCR was awarded FSS Coordinator funding in FY 2000. This enabled the PHA to hire a full-time liaison to the DHCR Local County Administrator offices and the Section 8 Task Force to further our existing goal of meeting the minimum FSS Program requirements. Further FSS progress will be monitored via the NYS DHCR Statewide FSS Coordinator and Program Representatives during execution of SEMA audits. This resulted in a 12% increase in FSS participation over our FY 2001 figures.

NYSDHCR was awarded FSS Coordinator funding in the amount of \$1,924,304 which will enable us to hire additional FSS coordinators in NY902 and NY903. This will enable us to have an even more significant impact in the administration of four Statewide FSS Programs.

9. 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.

10. 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))?
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? - N/A
5. ___ Yes ___ No: Have responses to any unresolved findings been submitted to HUD? - N/A

11. Resident Advisory Board Recommendations

1. ___ Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

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

___ Attached as Attachment (Filename)

___ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
- List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937?

13. Statement of Consistency with the Consolidated Plan

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 need 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 the initiatives contained in the Consolidated Plan. (list below)

The HUD Budget for Federal Fiscal Year 2000 included funding for 60,000 incremental vouchers to be allocated on a fair share basis. New York State applied for fair share during Program Year 2000. In FY 2001, New York State was awarded 2,450 Fair Share Vouchers, 75 Mainstream vouchers, and 100 Family Unification Program Vouchers.

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

The State of New York recognizes the additional statutory requirements located at Section 105(b)(11) and Section 105(g) of the CHAS statute, as amended by the 1998 Appropriations Act. Although it must be recognized that these additional requirements place considerable unique burdens on a state with 207 Public Housing Authorities, the State of New York intends to comply with these additional requirements by conducting outreach consultations to the PHAs during Program Year 2002 to determine the needs of the PHAs and to identify ways in which the State can assist as the State prepares its appropriate response

14. Other Information Required by HUD

Attachments

- A. OrganizationalChart
- B. FY2001Five-YearPlanStatementofProgress
- C. Section8HomeownershipCapacityStatement
- D. ResidentMembershipofthePHAResidentAdvisoryBoard

- A. OrganizationalChart
NYSDHCRStatewideSection8Program
ForFiscalYear2002

See following page

B. Five-Year Plan Statement of Progress

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

2002 PHA Goals

- A. Expand the supply of assisted housing by

1. Applying for additional rental vouchers:

FY 2002 Update: NYSDHCR will apply for the maximum Fair Share Vouchers and FUP when the NOFA becomes available.

- B. Improve the quality of assisted housing 23

HUD 50075

**OMB Approval No: 2577-0226
Expires: 03/31/2002**

1.ImproveVoucherManagement(SEMAPScores)

DHCR completed SEMAP Audits in our 52 county programs Further opportunities to help Local Administrators improve SEMAP scores included the provision of providing hands-on assistance to LAs with low performance ratings. Continued emphasis on SEMAP will be conducted during the annual training conference in May 2002.

2.IncreaseCustomerSatisfaction

Provided LAs will have on-going training opportunities on various program areas and enhancing the quality of information to Section 8 tenants.

C. IncreaseAssistedHousingChoices

1.ProvideMobilityCounseling

DHCR will continue to conduct outreach to potential voucher landlords

2.ImplementVoucherHomeownershipProgram

DHCR currently administers the Section 8 Homeownership Program in six (6) of our Local Administrator Counties: Chautauqua, Genesee, Putnam, Suffolk, Ulster and Westchester Counties. We are still assessing the interest levels of our county programs.

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

A. PHA Goal: Provide an improved living environment

1.Improvehousingopportunitiesbyencouragingfamielstofindunits outsideofpoverty,minority,and/orethnicconcentrationareas.

DHCR has continued to support the efforts of our Enhanced Section 8 Outreach Program (ESOP) in their efforts to place tenants in non- impacted areas of Yonkers and Westchester County.

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

1. Increase the number and percentage of employed persons in assisted families:

Since 1998, DHCR has increased the number of its FSS participantstoourcurrentnumberof1,405 .

2. Provide or attract supportive services to improve assistance recipients' employability

DHCR and its local FSS coordinators have continually worked with local jurisdictions to obtain counseling, training and employment

serviceswithlocalserviceorganizations.

IV. HUDStrategicGoal:EnsureEqualOpportunityinHousingforAllAmericans

DHCRhascontinuallyandwillcontinuetoimplementthefollowingPHA

Goals:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.
2. 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.
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

C. Section 8 Homeownership Capacity Statement

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):

D. Resident Membership of the PHA Resident Advisory Board

<u>Name</u> <u>Office</u>	<u>Method of Selection</u>	<u>Term of</u>
Susan Bard	Appointed	On-going
Tammy Cortes	Appointed	On-going
Matthew Davis	Appointed	On-going
Cindy McWilliams	Appointed	On-going
Susan Quay	Appointed	On-going
Toni Rodgers	Appointed	On-going
Sandra Spearance	Appointed	On-going
Lisa Volo	Appointed	On-going
Linda Williamson	Appointed	On-going

George E. Pataki
Governor

New York State Division of Housing and Community Renewal
25 Beaver Street
New York, NY 10004



Judith A. Calogero
Commissioner

Organizational Chart
Statewide Section 8 Program
FY2002

Commissioner

Deputy Commissioner

Assistant Commissioner

Fiscal Manager

Statewide FSS Coordinator

Local Administrators Network
-52 Local/County Programs

Special Assistant

Secretary
Secretary

StatewideSection8ProgramCoordinator

/

1SeniorProgramRepresentative

/

3ProgramRepresentatives

/

1AdministrativeAssistant

/

1SupportStaff

**NEWYORKSTATEDIVISIONOFHOUSINGANDCOMMUNITYRENEWAL
STATEWIDESECTION8PROGRAM
LISTOFSECTION8PROGRAMADMINISTRATOROFFICES
July 23, 2002**

<u>COUNTY</u>	<u>LOCAL ADMINISTRATOR</u>	<u>OFFICE ADDRESS</u>	<u>PHONE</u>	<u>FAX NUMBER</u>	<u>E-MAIL ADDRESS</u>
ALBANY/ SCHENECTADY	YolandaMott	ArborHillDevelopmentCorp. 241ClintonAvenue Albany,NewYork12210	(518) 463-9993	(518) 463-9995	ahdc@atecone.net
ALLEGANY	DarleneBrown	ACCORDCorporation P.O.Box573 84SchuylerStreet Belmont,NY148 13	(585) 268-7605	(585) 268-7241	dbrown@accordcorp.org
CATTARAUGUS	Terri Stranburg	CattaraugusDevelopmentCorp. 132NorthUnionStreet,Suite110 Olean,NY14760	(585) 372-2550	(585) 372-9107	cattdev@adelphia.net
CAYUGA	HelenWilmot	CayugaCounty Homsite DevelopmentCorp. 60ClarkStreet Auburn,NY13021	(315) 253-8451	(315) 255-6114	HELEN@HOMSIT.ORG
CHAUTAUQUA	DianeSalvo	ChautauquaOpportunities,Inc. 610WestThirdStreet Jamestown,NY 14701	(585) 661-9430	(585) 661-9436	Chaut9@cecomet.net
CHEMUNG/ SCHUYLER/ STEUBEN	JudyCelelli	Tri-CountyHousing Council 143HibbardRd. POBox451 BigFlats,NY14814	(607) 562-2477	(607) 562-3856	jcelelli@tricountyhousing.org
CHENANGO	BradKolts	OpportunitiesforChenango 44WestMainStreet POBox 470 Norwich,NY13815 -0470	(607) 334-7114 Ext.234	(607) 336-6958	ofchouse@adelphia.net
CLINTON	CaroleHarsh	ClintonCounty HousingProgram 135MargaretStreet Plattsburgh,NY12901 -2926	(518) 565-4698	(518) 563-2824	cchap1@westelcom.com

COLUMBIA	GailPaone	ColumbiaOpportunities,Inc. 2RockStreet POBox88 Philmont,NY12565	(518) 672-6612	(518) 672-7271	coi8@mhcable.com
DELAWARE	MaryKilmer	DelawareOpportunities,Inc. 91TownsendStreet Walton,NY13856	(607) 865-6424	(607) 865-6330	houseoff@catskill.net
DUTCHESS	LauraTaylor	RuralOpportunities,Inc. HollobrookParkPlaza Building3 29MarshallRoad,Suite3F WappingersFalls,NY12590	(845) 298-8998	(845) 298-9021	roidutch@warwick.net
ESSEX	SueReaser	HousingAssistanceProgramof EssexCounty,Inc. P.O.Box157 ChurchStreet Elizabethtown,NY12932	(518) 873-6888	(518) 873-9102	esxhap1@westelcom.com
FRANKLIN	CandaceT.Breen	FranklinCountyCommunity HousingCouncil,Inc. 337WestMainStreet Malone,NY12953 -1919	(518) 483-5934	(518) 483-0984	franklin@northnet.org
GENESEE	KevinKennedy	RuralOpportunities,Inc. GeneseeCountryMall Rm8A 106MainStreet Batavia,NY14020	(585) 343-3861	(585) 343-5442	rogen@iinc.com
GREENE	BeverlyFitzmaurice	GreeneCountyPlanningDepa rtment 909GreeneCountyOfficeBuilding Cairo,NY12413 -9509	(518) 622-2593	(518) 622-9437	gcpldept@francomm.com
HAMILTON	AmandaSeeley	HousingAssistanceProgramof Hamilton County,Inc. P.O.Box207,Route8 LakePleasant,NY 12108	(518) 548-5981	(518) 548-5602	hamcohap@Klink.Net
HERKIMER	CarolUrsi	MohawkValleyCommunityAction Agency 327KingStreet Herkimer,NY13350	(315) 339-5640ext.281	(315) 866-7437	Herk8@aol.com
JEFFERSON	LilaYoungs	LewisCountyOpportunities,Inc. 749LeRayStree t Watertown,NY13601	(315) 788-0193ext.14	(315) 782-3813	housing@twcny.rr.com
LEWIS	BrendaMonnat	LewisCountyOpportunities,Inc. RR3Box72 NewBremen,NY13367 -9313	(315) 376-8202 Ext.238	(315) 376-8421	lhapdir@lcopp.org

LIVINGSTON	RuthSwift	LivingstonCounty GovernmentCenter 6CourtStreet,Room305 Geneseo,NY14454 -1043	(585) 243-7555	(585) 243-7126	rswift@co.livingston.ny.us
MADISON	BettyRiggall	MadisonBusinessDevelopment Corp. P.O.Box220 8EatonStreet Morrisville,NY13408	(315) 684-3222	(315) 684-7011	Madbus@dreamscape.com
NASSAU	ConnieLassandro (516)572 -0860	NassauCountyOfficeofHousing andIntergovernmentalAffairs 250FultonAvenue Hempstead,NY11550	(516) 572-0868	(516) 572-0844	s8admin@nysnet.net
NEWYORK (NYS DHCR)	LindaKedzierski	SubsidyServicesUnit NYSDivisionofHousingand CommunityRenewal 25BeaverStreet,Room666 NewYork,NY10004	(212) 480-6482	(212) 480-6481	Lkedzierski@dhcr.state.ny.us
NIAGARA	JeffKline	CityofNiagaraFalls, LeasedHousingProgram 1022MainStreet P.O.Box69 NiagaraFalls,NY 14302-0069	(716) 286-8820 Jeff (716) 286-8823	(716) 286-8824	jkline@falls.niagara.ny.us
ONEIDA	CarolUrsi	MohawkValleyCommunity Development 327KingsStreet Herkimer,NY13350	(315)86 6-0030	(315)866 -2523	Herk8@AOL.com
ONTARIO	HelenSherman	OntarioCountyDepartmentof HousingandCommunityResources 3019CountyComplexDrive Canandaigua,NY14424	(585) 396-4046	(585) 396-7490	helen.sherman@co.ontario.ny.us
ORANGE	DonnaOsborne	RuralOpportunities,Inc. PlaytogsPlaza 130DolsonAvenue,3 rd Fl. Middletown,NY 10940	(845) 343-0771	(845) 343-8494	Dosborne@ocroi.org
ORLEANS	SheilaAllport	OrleansCountyDepartmentof HousingAssistance 14016Route31West Albion,NY14411	(585) 589-3200	(585) 589-6571	sallport@eznet.net
OSWEGO	DonaLee Falciano	OswegoCountyHousingAssistance Program 46EastBridgeStreet Oswego,NY13126	(315) 349-8263	(315) 349-8417	dwise@co.oswego.ny.us

OTSEGO	Anthony Scalici	Otsego Rural Housing Assistance, Inc. 27 Railroad Avenue Cooperstown, NY 13326	(607) 547-9293	(607) 547-9282	otsrha@telenet.net
PUTNAM	V. Melonie Fastiggi	Putnam County Housing Corporation 11 Seminary Hill Road Carmel, NY 10512	(845) 225-8493	(845) 225-8532	Putsect8@aol.com
ROCKLAND	Joseph Abate	Rockland County Office of Community Development 151 South Main Street, Suite 212 New City, NY 10956	(845) 638-5199	(845) 638-5157	abatej@co.rockland.ny.us
SARATOGA	Dottie O'Donnell	Saratoga County Rural Preservation Corp. 36 Church Avenue Balston Spa, NY 12020	(518) 885-0091	(518) 885-0998	RPC36@aol.com
SENECA	Sue Gallagher	Seneca Housing, Inc. 13 West Main Street Waterloo, NY 13165	(315) 539-3409	(315) 539-2780	sensect8@flare.net
ST. LAWRENCE	Tracy Moody	St. Lawrence County Community Development Program One Commerce Lane Canton, NY 13617	(315) 386-1102	(315) 386-1454	sect8stl@northnet.org
SUFFOLK	Beverly Weinberg	Community Development Corporation of Long Island 2100 Middle County Road, Suite 300 Centereach, NY 11720	(631) 471-1215 Ext. 29	(631) 471-2167	bweinberg@cdcli.org
SULLIVAN	Felicia Ramos	Rural Opportunities, Inc. Six Prince Street Monticello, NY 12701	(845) 794-4880	(845) 794-4939	sec8@catskill.net
TIOGA	Therese Gallo	Tioga Opportunities Program, Inc. P.O. Box 600 Owego, NY 13827	(607) 687-0707	(607) 687-2017	tgallo@tiogaopp.org
TOMPKINS	Jim Pettinelli	Tompkins Community Action 701 Spencer Road Ithaca, NY 14850	(607) 273-8816	(607) 273-3293	Jim.Pettinelli@tcaction.org
ULSTER	Kathy Maxwell	Rural Ulster Preservation Company 289 Fair Street Kingston, NY 12401	(845) 331-2140 Ext. 206	(845) 331-6217	rupco@ulster.net
WASHINGTON	Robert Guillily	Washington County Housing Assistance Program P.O. Box 67 Fort Edward, NY 12828	(518) 747-6481	(518) 747-6489	wash8@capital.net

WAYNE	JenniferLake	CommunityActioninSelf -Help,Inc. 48WaterStreet Lyons,NY14489	(315) 946-6992	(315) 946-3314	CashINC@eznet.net
WESTCHESTER	LucyOrtiz	WestchesterCountyPlanning Department Section8RentalAss istanceProgram 112EastPostRd.,1 stFloor WhitePlains,NY10601	(914) 995-2420	(914) 995-5839	lvo2@westchestergov.com andBarbaraAcosta bca1@westchestergov.com
WESTCHESTER -ESOP	TheodoraBennett	EnhancedSection8Outreach Program 20SouthBroadw ay,Suite1102 Yonkers,NY10701 -3713	(914) 964-5519	(914) 964-6619	esop8@juno.com
WYOMING	AlanBliss	WyomingCountyCommunity Action,Inc. 6470Route20A,Suite1 Perry,NY14530	(585) 237-2600	(585) 237-2696	abliss@wccainc.org
YATES	PenelopeChapman	RuralOpportunities,Inc. 160MainStreet PennYan,NY14527	(315) 536-7439	(315) 536-6169	roipy@eznet.net

George E. Pataki
Governor

New York State Division of Housing and Community Renewal
25 Beaver Street
New York, NY 10004



Judith A. Calogero
Commissioner

NY902 & NY903
Attachment to FY2002 PHA Plan
April 1, 2002 - March 31, 2003

Attachment A - PHA Plan Display Offices

Buffalo, New York :

NYSD Division of Housing and Community Renewal
Statler Towers
107 Delaware Avenue, Suite 600
Buffalo, NY 14202

Syracuse, New York

Syracuse Development Center Auditorium
800 South Wilbur Avenue
Syracuse, NY 13201

Albany, New York

NYSD Division of Housing and Community Renewal
Hampton Plaza
38-40 State Street
Albany, NY 12207

New York City, New York

NYSD Division of Housing and Community Renewal
25 Beaver Street, 5th Floor Conference Room 510
New York, NY 10004

George E. Pataki
Governor

New York State Division of Housing and Community Renewal
25 Beaver Street
New York, NY 10004



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Commissioner

NY902 & NY903
Attachment to FY 2002 PHA Plan
April 1, 2002 - March 31, 2003

Attachment D - Project-Based Voucher Program Statement

Required Information:

I. Projected Number of Project-Based Units and general location of those units.

DHCR's Statewide Section 8 Program plans to convert 5,900 of four tenant-based units (20% of a total allocation of 29,500) to project-based units in participating counties in our Local Administrator jurisdiction.

II. How this action is consistent with our PHA Plan

The Statewide Section 8 Program believes that project-basing of four Section 8 vouchers will provide tenants with better opportunities for decent, safe and sanitary housing. Project-based voucher tenants will be provided with better quality housing, eliminating some of the HQS problems that arise. Project-basing also allows us to create additional housing to support our Housing Choice Voucher allocation and increase the housing supply.