

WatertownHousingAuthority
Watertown,NewYork13601

WatertownHousingAuthority

AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINA PPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: WatertownHousingAuthority

PHANumber: NY010

PHAFiscalYearBeginning: 01/2003

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)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250 PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

NotRequired(NoticePIH99 -51(HA)ParagraphIIID.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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Attachments

Required Attachments:

- Attachment A - Admissions Policy for Deconcentration
- Attachment B - FY2003 Capital Fund Program Annual Statement
- Attachment C - The Assessment of Site - Based Waiting List Development

Demographic Changes

- Attachment D - Progress in meeting WHA Mission and Goals
- Attachment E - Resident Member of the WHA Governing Board
- Attachment F - Membership of the Resident Advisory Board
- Attachment G - Annual Statement Performance and Evaluation Report
- Attachment H - Pet Policy
- Attachment I - Voluntary Conversion Required Initial Assessment

Optional Attachments:

- PHA Management Organizational Chart
- Attachment J - FY2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDE P) Plan
- Comments of Resident Advisory Board or Boards

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	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.	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 [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable/ On Display	Supporting Document	Applicable Plan Component
N/A	Section 8 rent determination (payment standard) policies <input 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
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
N/A	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
N/A	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

List of Supporting Documents Available for Review		
Applicable/ On Display	Supporting Document	Applicable Plan Component
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
X	Pet Policy	Annual Plan: ACOP
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Criminal Trespass Policy	Annual Plan: Safety and Crime Prevention
X	Initial Assessment and Certification Regarding Voluntary Conversion required by 24 CFR 972.200(b).	Annual Plan: 10. Conversion of Public Housing to Tenant-based Assistance.

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA: The population in the jurisdiction area increased .7% from 1990 - 2000. From 1990 - 1998 the Median Family Income for the area increased 16% but was still 14% below NYS and 23% below National. During the same period the percentage of the population below the poverty level increased 4.1% to 15.9%. The fastest growing segment of the population is age group 75+ who tend to be more female and poorer as they age. Based on this data and the economic and demographic projections used by the Jefferson County Department of Planning, the household segmentations identified in the updated 2002 Consortium Plan remain valid for 2003. Shown in the table below are the estimated number of families that have housing needs and an assessment of the impact of a series of characteristics on the housing needs for each family type using the following scale: 1=no impact to 5=severe impact.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of MFI	4,111	5	4	4	1	2	2
Income > 30% but <= 50% of MFI	4,556	4	3	3	1	2	2
Income > 50% but < 80% of MFI	7,135	2	1	1	1	1	1
Elderly	4,947	4	3	3	3	2	2
Families with Disabilities	348	5	4	4	4	2	2
White	13,750	4	3	3	1	1	1
Black	1,042	4	3	3	1	1	1
Hispanic	663	4	3	3	1	1	1
Native American	173	4	3	3	1	1	1
Asian/Pacific Is	174	4	3	3	1	1	1

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1996 Updated 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 2002
- Other sources: (list and indicate year of information)

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

There are 64 families on the current waiting list and there are 93 vacancies. Analysis of the data from Paragraph 1A above would suggest a longer waiting list. Two primary interdependent casual factors have been identified: First, while the population of the jurisdiction increased by .7% from 1990 to 2000, the population of the City of Watertown decreased by 9.3% during the same time frame. The majority of the decrease was in age groups 18 – 34. Second, continued high levels of unemployment since 1990 (10%+) and the continued loss of manufacturing sector jobs has forced many wage earners to move to find work. The total City of Watertown housing assistance needs for very low and low income households is projected to be 5533 for 2002 and decrease to 5019 by end of 2005.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction: All			
	# of families	% of total families	Annual Turnover
Waiting list total	64		1.46%
Extremely low income <= 30% AMI	53	82.8%	
Very low income (> 30% but <= 50% AMI)	11	17.2%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	0	0%	
Families with children	21	32.8%	
Elderly families	6	9.4%	
Families with Disabilities	18	29%	
White	57	89.1%	
Black	5	7.8%	
Asian	1	1.5%	
Hispanic	5	7.8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	36	56%	
2BR	18	28%	
3BR	7	11%	
4BR	3	5%	
5BR	0	0%	
5+BR	0	0%	
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 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			

C. Strategy for Addressing Needs

(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:

- 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, regard less 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: 1.D evelop and implement a plan to renovate and modernize housing units with minimal relocation based on current and projected vacancies.
2. Increase strategic alliances and partnership with social service support agencies involved with low income housing referrals.

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

- 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

- 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

- Employ admissions preference 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:

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: Coordinate with other community social services support agencies to identify and provide a list of referrals for the elderly to use to maintain the continuum of care necessary to preserve the essential elements of their quality of life.

Need: Specific Family Types: Families with Disabilities

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 ethnicity's with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicity's with disproportionate needs:

- Affirmatively market to races/ethnicity's 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 these 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: 1. Continued decrease in numbers of eligible.
2. Continued lack of job opportunity.
3. Local impact of Welfare Reform.

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$1,163,366	PH Operations
b) Public Housing Capital Fund	\$923,356	PH Capital Improvements
c) HOPEVI Revitalization	N/A	NA
d) HOPEVI Demolition	N/A	N/A
e) Annual Contributions for Section 8 Tenant -Based Assistance	N/A	N/A
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	N/A
g) Resident Opportunity and Self - Sufficiency Grants	N/A	N/A
h) Community Development Block Grant	N/A	N/A
i) HOME	N/A	N/A
Other Federal Grants (list below)	N/A	N/A
2. Prior Year Federal Grants (unobligated funds only)		
(1999) NY06P01070899	\$149,418	Modernization
(2000) NY06P01050100	\$1,083,960	Modernization
(2001) NY06P01050101	\$1,230,142	Modernization
3. Public Housing Dwelling Rental Income	\$1,632,980	Public Housing Operations
4. Other income (list below)		
Non-dwelling Rental	\$47,130	Public Housing Operations
Interest Income	\$142,200	Public Housing Operations
Washer & Dryers	\$32,650	Public Housing Operations
5. Non -federal sources (list below)	N/A	N/A
Total resources	\$6,405,202	

Note: We specifically reserve the right to change this financial resources statement based on later, better information.

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:Uponreceiptofapplication.

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

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

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

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

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

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

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? 7

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: _____ using _____

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of 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
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veteran's 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)

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 Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source: Application package

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: 1. A family request upon determination of validity of request.

2. At change of income.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8 (Not Required)

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug -related activity only to the extent required by law or regulation
 - Criminal and drug -related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug -related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(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)
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
- 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. 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
- 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 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 equal preference status, how are applicants selected? (select one)

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

[24CFR Part 903.79(d)]

A. Public Housing

(1) Income Based Rent Policies

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: <30% AMI, 20%; 31% -50% AMI, 25%; and 51% -80% AMI, 30% where applicable.

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 (list below)

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

- 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 redeterminations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in a rent adjustment?

- Never
- At family option
- Any time the family experiences an income increase

- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other: Raise rent annually for income increase and lower any time throughout the year upon notification and verification that income has decreased.

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: Area Fair Market Rates.

B. Section 8 Tenant -Based Assistance (Not Required)

(1) Payment Standards

a. What is the PHA's payment 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 PHA selected this standard?

- 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?

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[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: The PHA is managed by a Board of Directors who provide oversight and direction to an Executive Director who is responsible and accountable to the Board for day-to-day operations. The Executive Director also receives input for consideration from the Resident Advisory Board. The Executive Director has four direct reports who provide the following services: Maintenance and Modernization (16 personnel, decentralized to provide dedicated support to each development); Accounting (3 personnel); Tenant Relations Coordinator; (1 personnel) and Clerical (5 personnel, decentralized to provide dedicated support for assigned developments). This structure facilitates the accomplishment of the PHA mission and the ability to service residents in seven separate developments.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	684	2.77%
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)	Capital Fund	N/A

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: Anti-drug Strategy/Security Policy; Capitalization Policy; Drug Free Workplace Policy; Economic Development/Self Sufficiency Policy; Home Ownership Opportunity Policy; Preventative Maintenance Policy; Resident Participation/Management Policy; and Snow/Ice Removal Policy.

(2) Section 8 Management (list below) N/A

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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 (Not required)

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

If yes, list addition 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)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

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

(2) Optional 5 -Year Action Plan

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

b. If yes to question a, select one:

- The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment J

-or-

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

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

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

[24CFR Part 903.79(h)]

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.79(i)]

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

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

[24CFR Part 903.79(j)]

A. Assessment 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 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 <input type="checkbox"/> Other: (describe below)	

Component 10(B) Voluntary Conversion Initial Assessments (See attachment I)

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
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 units 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 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR 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)?

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): Utilize TANF recipientstoworkonsiteasrequiredbyTANF regulations.

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 programsto 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 of file/ PH A main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- 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: Utilize TANF recipient to work on site as required by TANF regulations.

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents

- Highincidenceofviolent and/or drug -relatedcrimeinsomeorall ofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand /orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions toimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describellow)

3.Whichdevelopmentsaremostaffected?MaywoodTerrace;MeadowbrookApts; andMidtownTowers

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake (selectallthatapply)

- Contractingwithoutsideand/orresidentorganizationsforthe provisionof crime-and/or drug -preventionactivities
- CrimePreventionThroughEnvironmentalDesign

- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other: Residents volunteer to work with community police at satellite sites.

2. Which developments are most affected? Hill top Towers; Maywood Terrace; Midtown Towers; and Skyline Apts.

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: Police assistance in performing applicant background checks and community police provide education/training regarding tenets safety to each development

2. Which developments are most affected? East Hills; Hilltop Towers; Leray St. Apts.; Maywood Terrace; Meadowbrook Apts.; Midtown Towers; and Skyline Apts.

D. Additional information as required by PHDEP/PHDEP Plan

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2001 in this Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. Pet Policy (See Attachment H).

[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

[24CFRPart903.79(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? 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

[24CFRPart903.79(q)]

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?

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

[24CFRPart903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment
 - 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: Plan was developed in coordination with Residents Advisory Board and agreed upon prior to adoption.

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

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

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: Any resident 18 years of age or older in compliance with lease.

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: Any resident 18 years of age or older in compliance with lease.

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: NorthCountry HOME Consortium

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.
- The PHA Annual Plan and the 2002 Updated Consortium Plan remain mutually supporting. The Consortium's long term strategy is based on the fact that while progress has been achieved over the last six years, there is a continuing need for safe, decent and affordable housing within the region. The PHA Mission and Goals address this need and provide the basis for our initial Five Year and this annual supporting plan. The magnitude of the need and the limited funds available for the near term require the Consortium to focus on primary priorities with little or no resources available for secondary priorities. The PHA objectives and associated year 2003 activities are consistent with the one Consortium 2002 primary priority that addresses rental housing and both secondary priorities. Those relationships are shown below:

Consortium's Priorities	PHA Objectives that Support Consortium Priorities
Primary 1: Home ownership assistance for those living in substandard housing.	N/A
Primary 2: Home buyer assistance.	N/A
Primary 3: Rehabilitation and if appropriate new construction of low income rental housing.	Objectives 1.2 and 2.3
Secondary 1: Financial, housing and supportive services for special needs and minority populations.	Objectives 1.1, 1.3, 2.1, and 2.2
Secondary 2: Financial, housing and supportive services for homeless populations.	Objectives 1.1, 1.3, 2.1, and 2.2

Watertown Public Housing Objectives:

- Objective.1.1: Improve public housing management.
- Objective.1.2: Provide quality public housing units.
- Objective.1.3: Reduce public housing vacancies.
- Objective.2.1: Increase customer satisfaction with living conditions.
- Objective.2.2: Improve communication between management and residents.
- Objective.2.3: Implement public housing security improvements.

- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

a. The full Consolidated Plans submitted in 1996 outlined the significant need for assistance owner occupied rehabilitation, home buyer assistance and rental rehabilitation. The 2002 Update reaffirmed these priorities.

b. The 2002 Consolidated Plan primary priority in the low income rental housing area and in their two secondary priorities align with our Annual Plan objectives as shown in paragraph 18.C. above.

c. The Consortium's target for its resources is the low and very low income family and special needs populations.

d. The Consortium and the Watertown Housing Authority share a common anti-poverty philosophy: by providing affordable housing alternatives to those in poverty, less of their income is required for housing expenses, making it possible to enhance their living environment and quality of life. Once housing costs are stabilized, there is the potential to reduce poverty.

D. Other Information Required by HUD:

1. The criteria used to determine a substantial deviation from the Five Year Plan is linked to the achievement of the fiscal year targets. If a target is missed for two years in a row, it is considered a substantial deviation.

2. The criteria used to determine a significant amendment or modification to the Five Year Plan is linked to the objectives that define how a goal is to be accomplished. If there is a new objective added or if an existing objective is substantially changed, it is considered a name ndment or modification.

3. The criteria used to determine a significant amendment or modification to the Annual Plan is linked to the actions associated with correcting a substantial deviation. All actions added or modified to correct a substantial deviation are considered to be significant amendments or modifications.

Attachments

AttachmentA -AdmissionsPolicyforDeconcentration(ACOP)

AttachmentB -FY2003CapitalFundProgramAnnualStatement

AttachmentC -AssessmentofSite -BasedWaiting ListDevelopmentDemographic Changes

AttachmentD -ProgressinmeetingWHAMissionandGoals

AttachmentE -ResidentMemberoftheWHAGoverningBoard

AttachmentF -MembershipoftheResidentAdvisoryBoard

AttachmentG -AnnualStatementPerformanceandEvaluationReport

AttachmentH -PetPolicy

AttachmentI - VoluntaryConversionRequiredInitialAssessment

AttachmentJ -FY2003CapitalFundProgram5YearActionPlan

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

PHAWide		1408					
Management							
	a.ResidentTraining		20%	0.00			
	b.Staff-Professional		20%	5,000.00			
	Development-seminars,						
	workshops,college,						
	BOCES-education&						
	jobrelatedtraining						
	c.ImproveTenant		20%	5,800.00			
	Relations-newsletter						
	d.ImprovePreventive			0.00			
	Maintenance		20%				

AnnualStatement/PerformanceandEvaluationReport							
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)							
PartII:SupportingPages							
PHAName:		GrantTypeandNumber				FederalFYofC	
WATERTOWNHOUSING		CapitalFundProgramGrantNo:NY06P01050103				2003	
AUTHORITY		ReplacementHousingFactorGrantNo:					
Development Number ame/HA-Wide Activities	GeneralDescription ofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost	
				Original	Revised	Funds Obligated	Funds Expended
PHAWide							
Management(Con'td)							
	e.DevlopEmergency		20%	0.00			
	PreparednessPlan						
	f.DecreaseVacancies		20%	40,000.00			
	Marketing						

	g.ImproveUnit		20%	0.00			
	Turnaround						
	h.ImproveRent		20%	0.00			
	Collection						

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

PHA Name: WATERTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of C
---	---	-----------------

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHAWide							
Management (Cont'd)							
	i. Computerize Authority		20%				
	1. Software Purchase			13,107.00			
	2. Training & Support			13,107.00			
	j. Consultant-Re-Write Policies		20%	9,679.00			
	k. Develop Agency Plan		20%	5,642.00			
	Subtotal			92,335.00			

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P01050103 Replacement Housing Factor Grant No:	Federal FY of C 2003
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHAWide		1410		70,215.00			
Administration							
	Salaries:						
	Mod Coordinator						
	Mod Aide-100%						
	Benefits			21,065.00			
	Ads			1,055.00			
	Subtotal			92,335.00			

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

PHAName: WATERTOWNHOUSING	Grant Type and Number Capital Fund Program Grant No: NY06P01050103	Federal FY of C 2003
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AUTHORITY		ReplacementHousingFactorGrantNo:					
Development Number Name/HA-Wide Activities	GeneralDescription ofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost	
				Original	Revised	Funds Obligated	Funds Expended
PHAWide		1411		2,000.00			
Audit							
	Subtotal			2,000.00			
PHAWideA/EFees		1430		110,000.00			
	A/Eandconsultant						
	fee:forA/E,consultant,premits,						
	inspections,planning,						
	identificationof						
	needs,designwork,						
	construction&bidding						
	ofdocuments,testing&						
	assessmentsand						
	surveysasnecessary.						
	Subtotal			110,000.00			

AnnualStatement/PerformanceandEvaluationReport							
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)							
PartII:SupportingPages							
PHAName: WATERTOWNHOUSING AUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo:NY06P01050103 ReplacementHousingFactorGrantNo:				FederalFYofC 2003	
Development Number Name/HA-Wide Activities	GeneralDescription ofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost	
				Original	Revised	Funds Obligated	Funds Expended
EastHills							
NY10-1							
	SprinklerApts.in	1460	1bldg.	29,435.00			
	elderlybuilding.						

	Subtotal			145,500.00			
	Total			923,356.00			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Grant Type and Number						Federal FY of	
WATERTOWN HOUSING Capital Fund Program Grant No: NY06P01050103						2003	
Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Re- Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
East Hills	9/30/2004			9/30/2005			
NY10-1							
Maywood	9/30/2004			9/30/2005			
NY10-2							
Skyline	9/30/2004			9/30/2005			
NY10-3							
Hilltop	9/30/2004			9/30/2005			
NY10-4							
Midtown	9/30/2004			9/30/2005			
NY10-5							
Leray	9/30/2004			9/30/2005			
NY10-6							
Meadow.	9/30/2004			9/30/2005			
NY10-10							
Management							
a. Resident	9/30/2004			9/30/2005			
Training							

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

PHAName: Grant Type and Number Federal FY of (Federal FY of C
 WATERTOWN HOUSING Capital Fund Program Grant No: NY06P01050103 2003
 Replacement Housing Factor Grant No:

Development All Fund Obligated Number (Quarter Ending Date) Name/HA-Wide Activities	All Funds Expended (Quarter Ending Date)			Reasons for Re Target Dates
	Original	Revised	Actual	
Management (Cont'd)				
b. Staff-	9/30/2004			9/30/2005
Prof. Dev				
c. Tenant	9/30/2004			9/30/2005
Relations				
d. Improve	9/30/2004			9/30/2005
Prev. Maint				
e. Em.	9/30/2004			9/30/2005
Plan				
f. Dec. Vac.	9/30/2004			9/30/2005
g. Unit	9/30/2004			9/30/2005
Turnaround				
h. Rent	9/30/2004			9/30/2005
Collect.				
i. Computer-	9/30/2004			9/30/2005
ize Auth.				
j. Consult.	9/30/2004			9/30/2005
k. Ag. Plan	9/30/2004			9/30/2005

Grant:

StatusofWork

Grant:

Grant:

StatusofWork

Grant:

revised

Attachment C – Assessment of Site -Based Waiting List Development Demographic Changes

WHASite -based waiting lists were fully implemented beginning January 2001 in all seven properties. Based upon the implementation scheme the Multifamily Tenant Characteristics System Resident Characteristics Report for October 2000 provides a baseline to measure progress. Shown below is the progress made through June 2002 (figures shown are percentage of occupied units for the demographic).

	Oct2000	June2001	June2002	Difference 10/00-06/02
Total Occupied Units	584	578	585	+1
Tenant Composition				
Race:				
White	95%	88.4%	95.6%	Nil
Black	5%	4.0%	4.1%	Nil
American Indian		.2%	.3%	Nil
Asian		.2%	0.0%	Nil
Other		7.2%	0.0%	Nil
Ethnicity:				
Hispanic	3%	2.4%	2.0%	Nil
Non-Hispanic	97%	97.6%	98.0%	Nil
Disability:				
Under 62	21%	23.0%	23.4%	+2.4%

The WHAMTCS occupancy data has been confirmed to be complete and accurate based on an independent audit performed in 2QFY01. FY02 data will be confirmed during the annual independent audit.

Attachment D – Progress in meeting WHA Mission and Goals

Progress in meeting WHA Mission and Goals

The Watertown Housing Authority (WHA) prepared and submitted a Five Year Agency Plan as part of its 2000 planning input.

The WHA mission:

**Manage and maintain public housing developments
in order to provide low income individuals decent, affordable, well -maintained
housing in a crime -free environment.**

Based on annual customer satisfaction and employee quality of work life surveys, the WHA is meeting all elements of its mission.

The WHA Annual Plan included the following goals and objectives. Each objective has an outcome -based performance measure so that progress towards goal accomplishment can be measured during periodic in progress reviews. Progress towards the FY02 targets and FY03 targets are shown below:

Goal 1: Provide efficient and effective management and maintenance of the WHA.

Objective 1.1: Improve public housing management.

Measure: PHAS Score High Performing (HP).

FY00 Baseline: HP	FY01 Target: HP	FY01 Actual: (only Advisory PHAS data)
FY02 Target: HP	FY02 Actual	(only Advisory PHAS data)
FY03 Target: HP	End State: HP	

Objective 1.2: Provide quality public housing units.

Measure: Average score Customer Satisfaction Survey (Building/Facility)

FY02 Baseline: 86%	FY03 Target: 88%	FY03 Actual: %
FY04 Target: 90%	End State: 90%	

Objective 1.3: Reduce public housing vacancies.

Measure: Vacancy Rate.

FY99 Baseline: 17%	FY00 Target: 15%	FY00 Actual: 17%
FY01 Target: 13%	FY01 Actual: 15%	
FY02 Target: 13%	FY02 Actual: 13.5%	FY03 Target: 13% End State: 3%

Goal2:ImproveresidentQualityofLife

Objective2.1:Increasecustomersatisfactionwithlivingconditions.

Measure:AverageScoreCustomerSatisfactionSurvey.

FY02Baseline:87.8% FY03Target:88% FY04Target89% EndState90%

Objective2.2:Improvecommunicationsbetweenmanagementandresidents.

Measure: Average score Customer Satisfaction Survey communications skills (Management,MaintenanceandTenetRelation s)

FY02Baseline:88% FY03Target:89% FY04Target90% EndState90%

Objective2.3:Implementpublichousingsecurityimprovements.

Measure:AverageScoreResidentServiceandSatisfactionSurveyQuestions9 -12.

NewMeasure:AveragescoreCustomerS atisfactionSurveysecurity

FY02Baseline:88% FY03Target:89% FY04Target90% EndState:90%

Insummary,wehavesetacoursetobetterserveourresidents,becomebetterstewardsof thepublic'sresourcesandmakeourbusinessprocessesmoreeffici entandeffective.Our fiveyearplanisourroadmapandourannualplansprovidethecheckpointstoensurewe stayoncourse.OurassessmentisthatweareoncourseforFY02.

Attachment E –Resident Member(s) of the WHA Governing Board

A. Name: Mr. Ray Searles.

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

1. Yes No: Does the PHA meet the exemption criteria provided in 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 there a resident who served on the PHA Board elected by the residents? (Note: There are two elected members).

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: Any resident 18 years of age or older in compliance with lease.

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other: Any resident 18 years of age or older in compliance with lease.

C. Term of appointment: Two years.

Attachment F – Membership of the Resident Advisory Board

Location	Position/Name:
Meadowbrook-East Hills	President: Ray Searles, 21 East Hills Sec.: Gloria Hirst, 11 East Hills Functions Coordinator: Laurie Perez, 297 A Walker
LeRay	President: Carl Coombe, #413 V. President: Sue Brown, #302 Sec.: Theresa Briggs, #201 Treas.: Frances Empie, #306
Hilltop Towers	President: Diane Powers, #708 V. President: Gladys Trahan, #1005 Sec.: Mary Walsh, #208 Treas.: Barbara Lamb, # 1008
Skyline	President: Betty Stephens, #64 V. President: Myrtle Benway, #58 Sec.: Vacant Treas.: Leon Sawyer, #17
Mid-Town Towers	President: Kay Bevens, #1409 V. President: Maryann Wnek, #90 Sec.: President: Ermina Johnson, #804

PHANAME: WATERTOWN HOUSING AUTHORITY	COMPREHENSIVE GRANT NUMBER: NY06P01070899	FFY OF GRANT APPROVAL 1999
Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual Statement/Revision Number
Final Performance and Evaluation Report		P&E PROG. YR 6/30/2002

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Expended
		Original	Revised		
1.	Total Non-CGPF Funds				
2.1406	Operations (May not exceed 10-% of line 19)				
3.1408	Management Improvements	74,522.00	49,303.66	49,303.66	39,687.25
4.1410	Administration	97,738.00	91,342.43	91,342.43	91,342.32
5.1411	Audit	2,000.00	2,000.00	2,000.00	2,000.00
6.1415	Liquidated Damages				
7.1430	Fees and Costs	71,798.00	124,589.54	123,798.00	110,798.00
8.1440	Site Acquisition				
9.1450	Site Improvement	142,036.60	167,602.07	167,602.07	88,110.07
10.1460	Dwelling Structures	429,113.50	427,692.05	427,692.05	326,342.05
11.1465.1	Dwelling Equipment-Nonexpendable	48,052.00	46,188.90	46,188.90	46,188.90
12.1470	Nondwelling Structures	28,546.90	605.90	605.90	605.90
13.1475	Nondwelling Equipment	83,582.00	68,064.45	68,064.45	68,064.45
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)	977,389.00	977,389.00	976,597.46	773,138.94
20.	Amount of line 19 Related to LBP Activities				
21.	Amount of line 19 Related to Section 504 Compliance	184,257.00			
22.	Amount of line 19 Related to Security				
23.	Amount of line 19 Related to Energy Conservation Measures	187,706.00			

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator
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Development Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-1 East Hills	Repair clothespoles.	1450	50 sets	0.00	12,196.00	12,196.00	0.00	FROM 2000 CFPYR.3
	Sitework-exterior lights	1450	12 LIGHTS	3,200.00	1,371.47	1,371.47	1,371.47	EXPENDED
	Revamp sewer line under bldg. 11.	1460	1 LINE	0.00	0.00	0.00	0.00	TO GEN.CONST.10-1
	Appliance replacement: ranges & refrigerators	1465	61 REFRIG 20 RANGES	25,052.00	25,052.00	25,052.00	25,052.00	COMPLETED
	Install lights in crawl spaces w/receptacles.	1460	14 bldgs	0.00	0.00	0.00	0.00	TO GEN.CONST.10-1
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator					

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
				Original	Revised	Funds Obligated	Funds Expended	
East Hills NY10-1 (cont'd)	Replace floortile & sub floors in kitchens & baths.	1460	24 APTS.	30,000.00	20,368.24	20,368.24	20,368.24	24 APTS DONE
	*General Construction	1460		79,999.00	79,999.00	79,999.00	79,999.00	DONE SEWERLINE, LITE SETC TO GENCONST. 10-1
	Replace hatchway covers	1460	28 total	0.00	0.00	0.00	0.00	TO GENCONST. 10-1
	Replace ceilings in kitchens & baths.	1460	50 apts	0.00	0.00	0.00	0.00	TO GENCONST. 10-1
	Replace heat pipes from crawl space to each radiator	1460	100 apts	0.00	0.00	0.00	0.00	DONE IN 98 CGP
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator					

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		_Total Actual Cost_		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
EAST HILLS (CONT'D)	*Install security cameras & related equipment.	1475	13 cameras	0.00	0.00	0.00	0.00	FROM 2000 CFP back to 2000 CFP
	John Deere-Gator	1475	1 Gator	6,200.00	6,162.28	6,162.28	6,162.28	From 2000 CFP IN PROGRESS
	John Deere-4120	1475	1	18,000.00	17,873.71	17,873.71	17,873.71	From 2000 CFP IN PROGRESS
	Subtotal			162,451.00	163,022.70	163,022.70	150,826.70	
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator					

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-2 Maywood	Repair clothespoles	1450	50 sets	0.00	12,196.00	12,196.00	0.00	FROM 2000 CFPYR3
	*SITEWORK	1450	BELOW	57,040.00	57,040.00	57,040.00	57,040.00	FROM BELOW
	Sitework:							
	2 retaining walls	1450	2 walls	0.00	0.00	0.00	0.00	TO SITEWORK 10-2
	Fencing: various areas	1450	300' approx	0.00	0.00	0.00	0.00	TO SITEWORK 10-2
	Landscaping	1450	6-8 trees	0.00	0.00	0.00	0.00	TO SITEWORK 10-2
	Appliance replacement: ranges & refrigerators	1465	61 REFRIG 6 RANGES	23,000.00	21,136.90	21,136.90	21,136.90	COMPLETED
Signature of Executive Director & Date:			Signature of Public Housing Director / Office of Native American Programs Administrator					

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Maywood Cont'd)	Shut-off on radiators & thermostatic controls.	1460	7 bldgs.	5,000.00	0.00	0.00	0.00	DONE IN 98 CGP
	*Replace floor tile-various apts/a	1460	11 apts.	0.00	24,212.71	24,212.71	24,212.71	FROM 2000 CGP YR 3
	*New Heating System	1460	1 system	0.00	101,350.00	101,350.00	0.00	FROM 2001 cfp
	Replace heat pipes from crawl space to each radiator.	1460	100 apts	43,604.00	0.00	0.00	0.00	DONE IN 98 CGP
	John Deere 425	1475	1	11,582.00	11,581.61	11,581.61	11,581.61	From 2000 CFP
	Install security cameras and related equipment.	1475	8 cameras	0.00	0.00	0.00	0.00	From 2000 CFP back to 2000 CFP
	Subtotal			140,226.00	227,517.22	227,517.22	113,971.22	
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator					

Development Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		_Total Actual Cost_		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

NY10-3 Skyline	Community room furniture	1475	1 set	4,155.00	0.00	0.00	0.00	moved to 2000 CFP
	*SITEWORK	1450	1 PKNG.LC	35,996.60	4,942.60	4,942.60	4,942.60	FROM 96 CGP to 2001 CFP
	*GARAGE	1470	1 ADDITIC	28,546.90	605.90	605.90	605.90	FROM 95/98 CGP to 2001 CFP
	Exterior brick replace.	1460	2 faces	0.00	0.00	0.00	0.00	MOVED TO 98 CGP
	Install security cameras & equip.	1475	18 cameras	0.00	0.00	0.00	0.00	FROM 2000 CFP
	Subtotal				68,698.50	5,548.50	5,548.50	5,548.50

Signature of Executive Director & Date:	Signature of Public Housing Director / Office of Native American Programs Administrator
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Number/Name HA-Wide Activities	General Description of Major Work Categories	Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	
NY10-4 Hilltop Towers	*Maintenance Equip.	1475	1-pruner&	1,030.00	1,029.57	1,029.57	1,029.57	From year 2002
	Cleanouts in baths for sinks & faucets.	1460	100 apts	30,000.00	24,368.13	24,368.13	24,368.13	DONE IN 97 CGP
	Roof fans: replace motors bearings & pulleys.	1460	10 fans	12,000.00	10,175.00	10,175.00	10,175.00	DONE IN 97 CGP
	DHW storage tank	1460	1 tank	0.00	14,319.00	14,319.00	14,319.00	FROM 2000 CFP
	Tile hall & new vinyl base	1460	10 floors	1,501.00	0.00	0.00	0.00	MOVED TO 98 CGP
	*Install cameras & equipment.	1475	20 cameras	0.00	0.00	0.00	0.00	FROM 2000 CFP back to 2000 CFP
	*Catch basin repair/rebuild	1450	3 catch bas.	0.00	9,346.00	9,346.00	0.00	FROM 2000 CFP
	Subtotal			44,531.00	59,237.70	59,237.70	49,891.70	
Signature of Executive Director & Date:			Signature of Public Housing Director / Office of Native American Programs Administrator					

HA-Wide Activities	Major Work Categories	Number				Obligated	Expended	
NY10-5 Midtown	*Upgraderadiosystem	1475	1system	8,415.00	8,415.00	8,415.00	8,415.00	FROM2000CGP
	*Purchasetowbehindlift	1475	1	18,000.00	16,840.00	16,840.00	16,840.00	From2000CFP
	Generatorreplacement	1460	1gen.	57,571.00	465.00	465.00	465.00	COMPLETED
	Rooffans:replacebearings,motors&pulleys.	1460	12fans	12,000.00	10,907.84	10,907.84	10,907.84	DONEIN97CGP
	Blacktopbetweenwalks/curbs.	1450	300sq.ft.	15,000.00	0.00	0.00	0.00	NOTPRACTICAL
SignatureofExecutiveDirector&Date:			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator					

HA-Wide Activities	MajorWorkCategories	Number			Obligated	Expended		
Midtown (Cont'd)	Replacefittingsonriserlines	1460	52apts	14,992.00	0.00	0.00	0.00	INVESTIGATING
	*PlumbingImprovements	1460		22,520.00	22,520.00	22,520.00	22,520.00	COMPLETED
	Paintofficeareas.	1460	All	2,000.00	2,794.88	2,794.88	2,794.88	COMPLETED
	Tilehalls&vinylbase.	1460	15floors	25,175.00	0.00	0.00	0.00	MOVEDTO98CGP
	*NewComm.RmFurn/Drapes	1475	3setsfurn	0.00	0.00	0.00	0.00	FROM2000CFPYR3 backto2000CFP
	Catchbasinsrebuild/repair	1450	4catchbns	0.00	8,886.00	8,886.00	0.00	FROM2000CFP
	Subtotal			175,673.00	70,828.72	70,828.72	61,942.72	
SignatureofExecutiveDirector&Date:			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator					

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-6 Leray Street	Purchase Comm. Rm. Furniture	1475	2 sets	10,000.00	0.00	0.00	0.00	IN PROGRESS moved to 2000 CFP
	Replace Roof & Rail	1460	1 roof	91,751.50	91,751.50	91,751.50	91,751.50	From 99 CGP Yr. 2
	Install security cameras & equip.	1475	8 cameras	0.00	0.00	0.00	0.00	from 2000 cfp back to 2000 CFP
	Catch basins rebuild/repair	1450	2	0.00	2,826.00	2,826.00	0.00	FROM 2000 CFP
	Subtotal			101,751.50	94,577.50	94,577.50	91,751.50	
Signature of Executive Director & Date:			Signature of Public Housing Director / Office of Native American Programs Administrator					

Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-10 Meadowbrook	Tile apartments	1460	18 apts.	0.00	23,497.75	23,497.75	23,497.75	FROM 2000 CFP COMPLETED
	*Aprons/walks-patio replacement	1450	15 apts.	0.00	34,042.00	34,042.00	0.00	From 2000 CFP
	Install electric hand dryers in public baths.	1460	2	1,000.00	963.00	963.00	963.00	COMPLETED
	Drain lines, catch basin, landscaping.	1450	1 bldg.	5,800.00	0.00	0.00	0.00	MOVED TO SITE WORK
Signature of Executive Director & Date:			Signature of Public Housing Director / Office of Native American Programs Administrator					

Development Number/Name	General Description of	Development Account	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
				Original	Revised	Funds	Funds	

HA-Wide Activities	MajorWorkCategories	Number		Obligated	Expended			
Meadowbrook (cont'd)	*Sitework	1450		24,756.00	24,756.00	24,756.00	24,756.00	Fromdryingareas
	Installdryingareas	1450	17bldgs.	244.00	0.00	0.00	0.00	movedtositework
	PurchaseJohnDeereGator	1475	1	6,200.00	6,162.28	6,162.28	6,162.28	From2000CFP
	*Installsecuritycameras&equip	1475	8cameras	0.00	0.00	0.00	0.00	From200CFP backto2000CFP
	Subtotal			38,000.00	89,421.03	89,421.03	55,379.03	
SignatureofExecutiveDirector&Date:			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator					

Development Number/Name	Development GeneralDescriptionof MajorWorkCategories	Development Account Number	Quantity	_TotalEstimatedCost_ Original Revised		___TotalActualCost___ Funds Funds		StatusofProposedWork
HA-Wide				Page 13	of 19	Obligated	Expended	

Activities

PHAWide	Management	1408						
	a.Residenttraining		20%	1,000.00	0.00	0.00	0.00	Whenopportunityarises
	b.Staff-ProfessionalDevelopment costsforseminars,workshops,college, BOCES-education&jobrelatedtraining forstaff		20%	4,550.00	3,371.33	3,371.33	3,371.33	Whenopportunityarises
	c.ImproveTenantRelations Newsletters		20%	5,800.00	2,866.41	2,866.41	2,850.00	Ongoing
	d.ImprovePreventiveMaintenance		20%	0.00	0.00	0.00	0.00	Ongoing
	e.DevelopEmergencyPreparednessPlan		20%	0.00	0.00	0.00	0.00	Inprogress
	f.DecreaseVancancies-Marketing		20%	4,600.00	0.00	0.00	0.00	Ongoing
	g.ImproveUnitTurnaround		20%	0.00	0.00	0.00	0.00	Ongoing
h.ImproveRentCollection	20%	5,772.00	0.00	0.00	0.00	Ongoing		
SignatureofExecutiveDirector&Date:		SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator						

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
HA-Wide	Activities			Original	Revised	Funds Obligated	Funds Expended	

PHA Wide	Management (CONT'D)	1408						
	i. Computerize Authority							
	1. Software Purchase		20%	4,600.00	0.00	0.00	0.00	Investigating
	2. Training & Support		20%	10,000.00	2,265.92	2,265.92	2,265.92	Completed
	j. Consultant-Re-Write Policies		20%	7,000.00	0.00	0.00	0.00	Investigating
	k. Develop Agency Plan(s)		20%	31,200.00	40,800.00	40,800.00	31,200.00	Inprogress
	Subtotal			74,522.00	49,303.66	49,303.66	39,687.25	
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator					

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
HA-Wide	Activities			Original	Revised	Funds Obligated	Funds Expended	

HA-Wide Activities	MajorWorkCategories	Number				Obligated	Expended
PHAWide	Administration-Salaries 1.ModCoordinator 2.ModAide	1410	100%	76,120.00	76,886.85	76,886.85	76,886.85
	Benefits@26.35%		100%	20,058.00	13,990.58	13,990.58	13,990.58
	Ads		100%	1,560.00	465.00	465.00	464.89
	Subtotal			97,738.00	91,342.43	91,342.43	91,342.32
SignatureofExecutiveDirector&Date:			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator				

Development Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	_Total Estimated Cost_		___Total Actual Cost___		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWide	Audit		1	2,000.00	2,000.00	2,000.00	2,000.00	
	Subtotal	1411		2,000.00	2,000.00	2,000.00	2,000.00	
A/EFees	A/E and consultant fees: for A/E, consultant, permits inspections, planning, identification of needs, design work, construction & bidd documents, testing and assessment & surveys needed.	1430	100%	71,798.00	124,589.54	123,798.00	110,798.00	
	Subtotal			71,798.00	124,589.54	123,798.00	110,798.00	
	TOTAL			977,389.00	977,389.00	976,597.46	773,138.94	
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator					

Development Number/Name	AllFundsObligated(QuarterEnd)			AllFundsExpended(QuarterEnd)			ReasonsforRevised TargetDates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Activities							
NY10-1 EastHills	9/30/2001	3/31/2002		12/31/2002			Inordertouseunobligatedleftoverfunds
NY10-2 Maywood	9/30/2001	3/31/2002		12/31/2002			Inordertouseunobligatedleftoverfunds
NY10-3 Skyline	9/30/2001	3/31/2002		12/31/2002			Inordertouseunobligatedleftoverfunds
NY10-4 Hilltop	9/30/2001	3/31/2002		12/31/2002			Inordertouseunobligatedleftoverfunds
NY10-5 Midtown	9/30/2001	3/31/2002		12/31/2002			Inordertouseunobligatedleftoverfunds
NY10-6 Leray	9/30/2001	3/31/2002		12/31/2002			Inordertouseunobligatedleftoverfunds
NY10-10 Meadowbrook	9/30/2001	3/31/2002		12/31/2002			Inordertouseunobligatedleftoverfunds
SignatureofExecutiveDirector&Date:			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator				

HA-Wide Activities	Original	Revised	Actual	Original	Revised	Actual	ReasonsforRevised TargetDates
ManagementImprovements							
a	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
b	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
c	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
d	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
e	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
f	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
g	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
h	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
i	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
j	9/30/2001	3/31/2002		12/31/2002			Needtouseunobligatedleftoverfunds
SignatureofExecutiveDirector&Date:			SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator				



Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHAName:		Grant Type and Number			Federal FY of Grant:	
WATERTOWN HOUSING AUTHORITY		Capital Fund Program Grant No:		NY06-01050100		2000
		Replacement Housing Factor Grant No:				
<input type="checkbox"/> Original Annual Statement			<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2002			<input type="checkbox"/> Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	120,537.00	241,075.00	241,075.00	241,075.00	
3	1408 Management Improvements	71,264.00	56,958.57	33,227.31	14,416.23	
4	1410 Administration	120,536.00	120,536.00	119,216.60	29,457.24	
5	1411 Audit	2,000.00	2,000.00	0.00	0.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	60,000.00	94,000.00	94,000.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	31,000.00	0.00	0.00	0.00	
10	1460 Dwelling Structures	543,642.00	393,431.00	361,431.00	25,517.60	
11	1465.1 Dwelling Equipment—Nonexpendable	26,000.00	160,090.00	160,090.00	107,240.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	230,400.00	137,288.43	137,288.43	96,150.35	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2–20)	1,205,379.00	1,205,379.00	1,146,328.34	513,856.42	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security—Soft Costs					
25	Amount of Line 21 Related to Security—Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	OPERATING	1406		120,537.00	241,075.00	241,075.00	241,075.00	
	Subtotal			120,537.00	241,075.00	241,075.00	241,075.00	
PHAWIDE	MANAGEMENT	1408						
	a. Resident Training		20%	0.00	0.00	0.00	0.00	When Available
	b. Staff-Professional Development-costs for Seminars, workshops college, BOCES-education & job related training		20%	500.00	7,500.00	7,043.63	7,369.53	When Available
	c. Improve Tenant Relations newsletters		20%	5,800.00	5,800.00	0.00	0.00	Ongoing

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
		1408						
PHAWIDE MANAGEMENT								
(Cont'd)	d.Improve Preventive Maintenance		20%	0.00	4,000.00	3,188.00	1,208.00	Ongoing
	e.Develop Emergency Preparedness Plan		20%	0.00	0.00	0.00	0.00	In Progress
	f.Decrease Vacancies-Marketing		20%	20,000.00	0.00	0.00	0.00	Ongoing
	g.Improve Unit Turnaround		20%	0.00	0.00	0.00	0.00	Ongoing
	h.Improve Rent Collection		20%	0.00	0.00	0.00	0.00	Ongoing

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
		1408						
PHAWIDE MANAGEMENT								
(Cont'd)								
	i. Computerize Authority		20%					
	1. Software Purchase			13,107.00	13,107.00	10,080.95	5,375.95	Inprogress
	2. Training & Support			13,107.00	13,107.00	12,914.73	462.75	Inprogress
	j. Consultant-Re-write Policies		20%	13,108.00	6,936.05	0.00	0.00	Investigating
	k. Develop Agency Plan(s)		20%	5,642.00	6,508.52	0.00	0.00	Inprogress
	Total			71,264.00	56,958.57	33,227.31	14,416.23	

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWide								
Administration		1410		90,182.00	90,182.00	90,182.00	24,189.36	
	Salaries:							
	Mod Coordinator							
	Mod Aide-100%							
	Benefits			28,794.00	28,794.00	28,794.00	5,027.28	
	Ads			1,560.00	1,560.00	240.60	240.60	
	Total			120,536.00	120,536.00	119,216.60	29,457.24	

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWide Audit		1411		2,000.00	2,000.00	0.00	0.00	
	Total			2,000.00	2,000.00	0.00	0.00	
PHAWide	A/E and consultant fees; for A/E, consultant, permits, inspections, planning, identification of needs, design work, construction & documents, testing & assessment & surveys, all as necessary.	1430		60,000.00	94,000.00	94,000.00	0.00	
	Total			60,000.00	94,000.00	94,000.00	0.00	

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-1 East Hills	Replace Countertops	1460	100 apts	120,000.00	48,898.00	48,898.00	0.00	In progress
	Repack all gate valves in boiler room	1460	20 valves	18,000.00	0.00	0.00	0.00	Moved - new boilers
	Purchase John Deere 426 tractor w/ lawn deck, blower, elect. wipers, weights & chains.	1475	1 tractor	15,700.00	0.00	0.00	0.00	Moved to 99 CGP
	Purchase John Deere Gator-4X4	1475	1 Gator	7,500.00	0.00	0.00	0.00	Moved to 99 CGP

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-1 (Cont'd)	East Hills							
	Purchase Equip. various	1475	vacuum	0.00	7,110.76	7,110.76	7,110.76	2001yr3
	Replace GFI's	1460	2/apt	0.00	2,266.00	2,266.00	0.00	2001yr5 In Progress
	Interior doors, closet doors & jambs.	1460	100 apts	0.00	0.00	0.00	0.00	from 2004

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

PHAName: WATERTOWNHOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-2	Maywood Terrace							
	Replace Countertops	1460	100 apts	120,000.00	48,898.00	48,898.00	0.00	In progress
	Repack all gate valves-Boiler Rm.	1460	20 valves	18,000.00	0.00	0.00	0.00	In another line item.
	Appliance replace. Ranges & Refriges	1465	100 ranges	20,000.00	32,421.00	32,421.00	32,421.00	Completed

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-2 (Cont'd)	Maywood							
	Install Security cameras-various areas.	1475	4 cameras	10,000.00	0.00	0.00	0.00	Moved-2001
	Purchase equip. various	1475	vacuum	0.00	4,984.54	4,984.54	4,984.54	2001yr5
	Replace GFI's	1460	2/apt	0.00	2,267.00	2,267.00	0.00	2001yr5 Inprogress
	Replace interior door closet doors & jambs	1460	100 apts	0.00	0.00	0.00	0.00	From 2004

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

PHAName: WATERTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-3	Skyline							
	Update fire alarm system horns or bells for decibels.	1460	1 system	6,000.00	0.00	0.00	0.00	Moved-2001
	Install camera on all floors.	1475	7 flrs. 2/floor	19,000.00	0.00	0.00	0.00	Moved-2001
	Purchase equip.- various	1475	vac, walk behind blower	0.00	10,563.76	10,563.76	6,545.65	2001 yr 5
	Exterior brick repair/replace	1460	2 sides	0.00	32,000.00	0.00	0.00	From 2004

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

PHAName: WATERTOWNHOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-3 (Cont'd)	Skyline							
	Comm.Rm Furniture replace	1475	1 room	0.00	6,312.00	6,312.00	6,312.00	From 99 CGP Completed
	Total			25,000.00	48,875.76	16,875.76	12,857.65	

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

PHAName: WATERTOWNHOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-4	Hilltop Towers							
	Rebuild Catchbasins	1450	2 catch-basins	6,000.00	0.00	0.00	0.00	Moved-99CGP In Progress
	Update fire alarm system horns or bells for decibels.	1460	1 system	9,000.00	0.00	0.00	0.00	Moved-2001
	Replace AOSmith DHW hot water storage tank	1460	1 tank	8,500.00	0.00	0.00	0.00	Moved-99CGP

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-4 (Cont'd)	Hilltop Towers							
	Install security cameras	1475	22 camera	20,000.00	0.00	0.00	0.00	Moved-2001
	Purchase J. Deere, Bobcat, trailer, various	1475	various	0.00	55,699.42	55,699.42	43,350.08	2001 yr4 2001 yr3
	Total			43,500.00	55,699.42	55,699.42	43,350.08	

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

PHAName: WATERTOWNHOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5	Midtown Towers							
	Roof & Rail Replace	1460	1 roof	0.00	0.00	0.00	0.00	From 2005
	Rebuild Catch-basins.	1450	6 catch-basins	15,000.00	0.00	0.00	0.00	Moved-99CFP
	Replace 1/2" copper & insulation on circline-14th floor & replace old shutoffs.	1460	160'	7,500.00	0.00	0.00	0.00	Moved-2001

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

PHAName: WATERTOWNHOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 (Cont'd)	Midtown Towers							
	Upgraderadio system	1475	1 system	28,000.00	0.00	0.00	0.00	Moved-99CFP
	Replacedoor&jamb inBoilerRm.facing frontofbldg.	1460	1 unit	1,500.00	0.00	0.00	0.00	Moved-2001
	Purchaseequip.-J. Deerevarious	1475	various	0.00	17,256.17	17,256.17	4,906.83	2001yr4

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 (Cont'd)	Midtown Towers							
	Comm. Rm. Furniture replacement	1475	1 room	0.00	6,314.00	6,314.00	6,314.00	From 99 CFP Completed.
	Replace cast iron sanitary house drains.	1460	50'	7,000.00	0.00	0.00	0.00	Moved-2001
	Replace fire pump piping & valve for jockey pump	1460	10' pipe	1,200.00	0.00	0.00	0.00	Done w/ generator

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

PHAName: WATERTOWN HOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 (Cont'd)	Midtown Towers							
	Purchase truck w/electric box & bucket for maintenance.	1475	1 truck	60,000.00	0.00	0.00	0.00	Moved-99CGP
	Replace GFI's	1460	2/apts	0.00	3,163.00	3,163.00	0.00	2000yr3 Inprogress
	Replacesinks, 2sumppumps	1460	150sinks	0.00	42,500.00	42,500.00	22,512.60	2001yr5, 2001y4 Inprogress

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

PHA Name: WATERTOWN HOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 (Cont'd)	Midtown Towers							
	Replacerefrigs.	1465	151	0.00	52,850.00	52,850.00	0.00	2001yr5, 2001yr4 Inprogress
	Total			120,200.00	122,083.17	122,083.17	33,733.43	

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

PHAName: WATERTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-6	Leray Apartments							
	Rebuild catch-basins	1450	2 catch-basins	6,000.00	0.00	0.00	0.00	Moved-99CGP
	Replaceroof&rail.	1460	1 roof	137,941.00	0.00	0.00	0.00	Moved-99CGP
	Update fire alarm system horns or bells for decibels.	1460	1 system	8,000.00	0.00	0.00	0.00	Moved-2001

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-6 (Cont'd)	Leray Apartments							
	Purchase ADA washer & dryer	1465	1 each	6,000.00	0.00	0.00	0.00	Moving 2002
	Install cameras-all floors, office, comm. rm. etc.	1475	21 camera	15,000.00	0.00	0.00	0.00	Moving 2001
	Comm. Rm. Furniture	1475	1 room	0.00	6,312.00	6,312.00	6,312.00	From 99 Completed.

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-6 (Cont'd)	Leray Apartments							
	Replace tile in apartments	1460	65 apts.	0.00	9,509.00	9,509.00	0.00	From 2001 yr 5 In progress
	Replace water heaters	1460	66 heaters	0.00	23,675.00	23,675.00	3,005.00	From 2001 yr 5 In progress
	Purchase equip. J. Deere etc.	1475	various	0.00	17,664.98	17,664.98	5,515.59	2001 yr 4 In progress
	Total			172,941.00	57,160.98	57,160.98	14,832.59	

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-10	Meadowbrook							
	Patio replace- front&rear	1460	14 bldgs.	56,001.00	0.00	0.00	0.00	Moved-2002
	Replace walks by mailboxes, Comm. Rm, h/c parking.	1450	5'X24'+ 6'X14'	4,000.00	0.00	0.00	0.00	Moved-99CGP
	Replace windows & screens	1460	14 bldgs.	0.00	0.00	0.00	0.00	From 2004

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

PHAName: WATERTOWN HOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: NY06-01050100
 Replacement Housing Factor Grant No:
 Federal FY of Grant: 2000

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-10 (Cont'd)	Meadowbrook							
	Replace tile floors in apartments.	1460	10 apts.	25,000.00	180,255.00	180,255.00	0.00	Doing all.
	Replace refrigerators	1465	101	0.00	39,188.00	39,188.00	39,188.00	2000 yr 3 Completed.
	Purchase equip. vacuum etc.	1475	various	0.00	5,070.80	5,070.80	4,798.90	2001 yr 5

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

PHAName: WATERTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant:
	NY06-01050100	2000

Development Number me/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-10 (Cont'd)	Meadowbrook							
	Purchase John Deere Gator 4X4	1475	1 Gator	7,500.00	0.00	0.00	0.00	Moved-99CGP
	Install cameras in various areas.	1475	6 cameras	12,000.00	0.00	0.00	0.00	Moved-2001
	Replace ranges	1465	101	0.00	35,631.00	35,631.00	35,631.00	2000yr3 Completed.
	Total			104,501.00	260,144.80	260,144.80	79,617.90	
	Program Total			1,205,379.00	1,205,379.00	1,146,328.34	513,856.42	

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

PHAName: Grant Type and Number WATERTOWNHOUSE II Capital Fund Program Grant No: NY06-01050100 Replacement Housing Factor Grant No:	Federal FY of Grant 2000
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Development/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY10-1 East Hills	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
NY10-2 Maywood	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
NY10-3 Skyline	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
NY10-4 Hilltop	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
NY10-5 Midtown	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
NY10-6 Leray	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
NY10-10 Meadowbrook	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
Management Improvements							
a.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
b.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
c.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		

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

PHAName: Grant Type and Number Federal FY of Grant
 WATERTOWNHOUSI Capital Fund Program Grant No: NY06-01050100 Federal FY of Grant:
 Replacement Housing Factor Grant No: 2000

Development/HA-Wide Activities	All Funds Obligated Number (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improvements							
Cont'd							
d.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
e.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
f.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
g.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
h.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
i.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		
j.	9/30/2002	9/30/2002		3/31/2003	3/31/2003		

Annual Statement/Performance and Evaluation Report

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	NY06-01050101	Federal FY of Grant: 2001
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/>	<input type="checkbox"/> Revised Annual Statement (revision no:)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2002		<input type="checkbox"/> Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	120,537.00	120,537.00	0.00	0.00
3	1408 Management Improvements	71,264.00	71,264.00	0.00	0.00
4	1410 Administration	120,536.00	120,536.00	0.00	0.00
5	1411 Audit	2,000.00	2,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000.00	60,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	38,633.00	0.00	0.00	0.00
10	1460 Dwelling Structures	728,090.00	675,499.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	91,224.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	89,082.00	89,082.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2–20)	1,230,142.00	1,230,142.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

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

PHAName: WATERTOWNHOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	NY06-01050101	Federal FY of Grant: 2001
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/>	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2002		<input type="checkbox"/> Performance and Evaluation Report

22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security-Soft Costs	58,157.00	58,157.00	0.00	0.00
25	Amount of Line 21 Related to Security-Hard Costs	13,107.00	13,107.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	OPERATING	1406		120,537.00	120,537.00	0.00	0.00	
WIDE								
	Subtotal			120,537.00	120,537.00	0.00	0.00	

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

PHAName:	Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE								
MANAGE-								
MENT		1408						
	a. Resident Training		20%	0.00	0.00	0.00	0.00	When opportunity arises.

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	(Cont'd)							
MANAGE-								
MENT								
	b. Staff-Professional		20%	5,500.00	5,500.00	0.00	0.00	When available
	Development-cost for							
	seminars, workshops							
	college, BOCES-							
	education & job							
	related training for							
	staff							

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	(Cont'd)							
MANAGE-								
MENT								
	c.Improve Tenant Relations Newsletters		20%	5,800.00	5,800.00	0.00	0.00	Ongoing
	d.Improve Preventive maint		20%	0.00	0.00	0.00	0.00	Ongoing

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	(Cont'd)							
MANAGE-								
MENT								
	e. Develop emergency Prepare Plan		20%	0.00	0.00	0.00	0.00	Ongoing
	f. Decrease vacancies-Marketing		20%	10,000.00	10,000.00	0.00	0.00	Ongoing

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	(Cont'd)							
MANAGE-								
MENT								
	g.Improve Unit Turnaround		20%	0.00	0.00	0.00	0.00	Ongoing
	h.Improve Rent Collection		20%	0.00	0.00	0.00	0.00	Ongoing

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	(Cont'd)							
MANAGE-								
MENT								
	i. Computerize Authority		20%					
	1. Software Purchase			13,107.00	13,107.00	0.00	0.00	Investigating
	2. Training & Support			13,107.00	13,107.00	0.00	0.00	In progress

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	(Cont'd)							
MANAGE-								
MENT								
	j. Consultant-Re-write Policies		20%	13,108.00	13,108.00	0.00	0.00	Investigating
	k. Develop Agency Plan(s)		20%	10,642.00	10,642.00	0.00	0.00	In progress
	Subtotal			71,264.00	71,264.00	0.00	0.00	

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWide		1410		90,182.00	90,182.00	0.00	0.00	
Administration								
	Salaries:							
	Mod Coordinator							
	Mod Aide-100%							

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWide Administration								
	Benefits			28,794.00	28,794.00	0.00	0.00	
	Ads			1,560.00	1,560.00	0.00	0.00	
	Subtotal			120,536.00	120,536.00	0.00	0.00	

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide		1411		2,000.00	2,000.00	0.00	0.00	
Audit								
	Subtotal			2,000.00	2,000.00	0.00	0.00	

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWide	A/E and consultant fees: for A/E, consultant, permits inspections, planning, identification of needs, design work, construction & bid documents, testing & assessment & surveys as necessary	1430		60,000.00	60,000.00	0.00	0.00	
		Subtotal		60,000.00	60,000.00	0.00	0.00	

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-1								
East Hills	Repair canopy pole pads.	1450	14 bldgs	38,633.00	0.00	0.00	0.00	Change A/C#
	Repair canopy pole pads.	1460	14 bldgs	0.00	38,633.00	0.00	0.00	A/E designing

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

PHAN Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-1-East Hills (Cont'd)								
	Install security cameras	1465	11 total	0.00	18,895.00	0.00	0.00	A/E designing
	Meter work-each bldg.	1460	14 bldgs.	31,540.00	31,540.00	0.00	0.00	Moving-2002

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

PHAN Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-1-East Hills (Cont'd)								
	Replace cellar vents.	1460	14 bldgs	20,907.00	20,907.00	0.00	0.00	A/E designing
	Subtotal			91,080.00	109,975.00	0.00	0.00	

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

PHAN Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-2								
Maywood								
	Repair canopy pole pads	1460	14 bldgs	38,632.00	38,632.00	0.00	0.00	A/E designing
	Replace floor tile & subfloors in kitchens & baths	1460	20 apts.	22,402.00	22,402.00	0.00	0.00	Moving-2002

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

PHAN Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-2 Maywood (Cont'd)								
	Meter work - each bldg	1460	14 bldgs	31,540.00	31,540.00	0.00	0.00	Moving-2002
	Update heating system - modular boilers.	1460	1 system	122,715.00	0.00	0.00	0.00	Moved-2000

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-2 Maywood (Cont'd)								
	Install security cameras	1465	4 cameras	0.00	9,668.00	0.00	0.00	A/E designing
	Subtotal			215,289.00	102,242.00	0.00	0.00	

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

PHAN Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-3 Skyline								
	Replace apartment tile	1460	70 apts.	18,180.00	18,180.00	0.00	0.00	A/E designing
	Finetune boilers	1460	2 boilers	5,454.00	5,454.00	0.00	0.00	Moving-2002

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-3 Skyline (cont'd)								
	Maintenance equip- lawn & snowblower & mower	1475	1 rider	13,635.00	13,635.00	0.00	0.00	Done-2000
	Purchase ADA washer & dryer	1475	1 each	5,454.00	5,454.00	0.00	0.00	Moving-2002

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-3 Skyline (Cont'd)								
	Install security cameras	1465	7 floors 2 each	0.00	17,972.00	0.00	0.00	A/E designing
	Update fire alarm sys.	1460	1 system	0.00	5,978.00	0.00	0.00	A/E designing
	Subtotal			42,723.00	66,673.00	0.00	0.00	

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:SupportingPages

PHAName:		GrantTypeandNumber CapitalFundProgramGrantNo: NY06-01050101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescription ofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
NY10-4								
Hilltop								
	Roof&Railreplacement	1460	1 roof	113,625.00	113,625.00	0.00	0.00	Moving-2002
	Replaceapartmenttile	1460	100apts.	24,722.00	24,722.00	0.00	0.00	A/Edesigning

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-4 Hilltop (Cont'd)								
	Maintenance equip- lawn & snow	1475	1 rider	13,635.00	13,635.00	0.00	0.00	Done-2000
	Install security cameras	1465	22 cameras	0.00	18,895.00	0.00	0.00	A/E designing

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-4 Hilltop (Cont'd)								
	Upgrade fire alarm sys.	1460	1 system	0.00	8,745.00	0.00	0.00	A/E designing
	Purchase ADA washer & dryer	1475	1 each	5,454.00	5,454.00	0.00	0.00	Moving-2002
	Subtotal			157,436.00	185,076.00	0.00	0.00	

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

PHAN Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 Midtown								
	Replace apartment tile	1460	100 apts.	36360	36,360.00	0.00	0.00	A/E designing
	Paint interior apts, halls & doors	1460	150 apts. 11 halls	63,630.00	63,630.00	0.00	0.00	Moving-2002

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

PHAN Name:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 Midtown (Cont'd)								
	Update heating system- mod boilers	1460	1 system	123,625.00	123,625.00	0.00	0.00	Moving-2002
	Replace 1/2" copper & shutoffs - circline 14th floor	1460	160'	0.00	7,362.00	0.00	0.00	Moving-2002

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 Midtown (Cont'd)								
	Replace boiler room door	1460	1 door	0.00	1,484.00	0.00	0.00	Moving-2002
	Repl. cast iron sanitary house drains	1460	50'	0.00	1,945.00	0.00	0.00	Moving-2002

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-5 Midtown (Cont'd)								
	Maintenance equip-lawn & snow	1475	1 rider	13,635.00	13,635.00	0.00	0.00	Done 2000
	Purchase ADA washer & dry	1475	1 each	5,454.00	5,454.00	0.00	0.00	Moving-2002
	Subtotal			242,704.00	253,495.00	0.00	0.00	

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-6								
Leray Street								
	Install security cameras	1465	21 camera	0.00	14,281.00	0.00	0.00	A/E designing
	Upgrade fire alarm sys	1460	1 system	0.00	5,977.00	0.00	0.00	A/E designing

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-6 Leray St. (Cont'd)								
	Maintenance equip-lawn & snow	1475	1 rider	13,635.00	13,635.00	0.00	0.00	Done 2000
	Purchase washer & dryers	1475	6 each	4,545.00	4,545.00	0.00	0.00	Moving-2002
	Subtotal			18,180.00	38,438.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName:			Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
NY10-10									
Meadowbrook									
	Repair/replace canopies & new storage rm. doors	1460	20 apts	74,758.00	74,758.00	0.00	0.00	Moving-2002	
	Install security cameras	1465	6 cameras	0.00	11,513.00	0.00	0.00	A/E designing	

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: NY06-01050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY10-10 Meadowbrook (Cont'd)								
	Maintenance equip- Lawn & snow	1475	1 rider	13,635.00	13,635.00	0.00	0.00	Done-2000
	Subtotal			88,393.00	99,906.00	0.00	0.00	
	Program Total			1,230,142.00	1,230,142.00	0.00	0.00	

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

PHAName: WATERTOWNHOUSING	Grant Type and Number Capital Fund Program Grant No: NY06-01050102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development All Fund Obligated Number (Quarter Ending Date) Name/HA-Wide Activities	All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	
NY10-1	9/30/2003		9/30/2004	
East Hills				
NY10-2	9/30/2003		9/30/2004	
Maywood				
NY10-3	9/30/2003		9/30/2004	
Skyline				
NY10-4	9/30/2003		9/30/2004	
Hilltop				
NY10-5	9/30/2003		9/30/2004	
Midtown				
NY10-6	9/30/2003		9/30/2004	
Leray				
NY10-10	9/30/2003		9/30/2004	
Meadowbrook				
Management Improvements				
a. Res. train	9/30/2003		9/30/2004	
b. Staff train	9/30/2003		9/30/2004	
c. Ten. relat	9/30/2003		9/30/2004	

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

PHAName: WATERTOWNHOUSING	Grant Type and Number Capital Fund Program Grant No: NY06-01050102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development All Fund Obligated Number (Quarter Ending Date) Name/HA-Wide Activities	All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	
d. Prev. ma	9/30/2003			
e. Em. Plan	9/30/2003			
f. Dec. Vac	9/30/2003			
g. Unit tu	9/30/2003			
h. Rent cd	9/30/2003			
i. Compute	9/30/2003			
j. Consult	9/30/2003			
k. Ag. Pla	9/30/2003			

Attachment H – Pet Policy

A. In conjunction with the Resident Advisory Board and pursuant with U.S. Department of Housing and Urban Development, 24 CFR Part 960, “Pet Ownership in Public Housing,” regulations allowing pet ownership in public housing projects, the Watertown Housing Authority has established “Pet Rules & Regulations” which will protect Watertown Housing Authority tenants, staff and property plus ensure that tenant’s pets will not violate the rights of tenants to clean, quiet and safe surroundings.

B. Further goals of these rules and regulations are to protect and preserve the physical condition of the premises and the financial interest of the Watertown Housing Authority in the premises. The Pet Rules & Regulations, which incorporate 24 CFR 5, have been researched and written to be compatible with existing State and local laws and regulations. If any conflicts should arise with State or local laws, the State and local laws will apply.

C. Basic requirements of the Watertown Housing Authority Pet Rules & Regulations include but are not limited to:

- 1) One domestic pet is allowed per household. Only pets that are traditionally kept in the home for pleasure are allowed.
- 2) A refundable Pet Deposit is required before entrance of a pet into a unit.
- 3) Elderly/handicapped may pay fee in increments.
- 4) Tenants in family buildings must pay a non-refundable nominal pet fee.
- 5) Vaccines must be current and proof of same submitted to Housing Authority.
- 6) Pets must be leashed when outside the unit.
- 7) Pets are not allowed in community areas.
- 8) Tenants are responsible for cleanup of pet waste.
- 9) Sickly or poorly cared for animals will be reported to the proper authorities.
- 10) Any pet disturbing the peace of neighbor through noise, smell, animal waste, aggressive behavior or other nuisance may be removed from the premises.

Attachment I – Voluntary Conversion Required Initial Assessment

Component 10(B) Voluntary Conversion Initial Assessments:

a. How many of the PHA's developments are subject to the Required Initial Assessments? Three.

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Four.

c. How many Assessments were conducted for the PHA's covered developments? Three.

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	None

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Assessment completed

CapitalFundProgramFive-YearActionPlan

PartI:Summary

PHAName		Original5-YearPlan		
WATERTOWNHOUSINGAUTHORITY		RevisionNo:		
Development Number/Name/HA- Wide	Year1	WorkStatementYear2 FFYGrant:2004 PHAFY:	WorkStatementYear3 FFYGrant:2005 PHAFY:	WorkStatementYear4 FFYGrant:2006 PHAFY:
	Annual Statement			
EastHillsNY10-1		240,188	159,326	44,200
MaywoodNY10-2		109,797	84,636	47,840
SkylineNY10-3		18,064	47,497	159,709
HilltopNY10-4		110,166	44,197	204,130
MidtownNY10-5		86,808	77,918	30,700
Leray-NY10-6		0	13,577	30,602
Meadowbrook NY10-10		61,663	199,535	109,505
PHAWide		296,670	296,670	296,670
CFPFundsListedfor 5-yearplanning		923,356	923,356	923,356
ReplacementHousing FactorFunds				

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages--WorkActivities

Activities	ActivitiesforYear: _2_		ActivitiesforYear: _2_	
Year1	FFYGrant:2004 PHAFY:		FFYGrant:2004 PHAFY:	
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number
				MajorWork Categories

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages--Work Activities

Activities	Activities for Year: <u> 2 </u> FFY Grant: 2004 PHAFY:			Activities for Year: <u> 2 </u> FFY Grant: 2004 PHAFY:		
Year 1	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHAWide					
See		Management	92,335			
		a. Resident Training				
		b. Staff-Profess. Development				
Annual		c. Improve Tenant Relations				
		d. Improve Preventive Maintenance				
		e. Develop Emergency Plan				
State-		f. Decrease Vacancies				
		g. Improve Unit Turnaround				
Ment		h. Improve Rent Collection				
		i. Computerize Authority				
		j. Consultant-Re-write policies				
		k. Develop Agency Plan				
		Administration	92,335			
		Audit	2,000			
		A/E Fees	110,000			
	Total CFPEstimatedCost		296,670	Total CFPEstimatedCost		

TotalCFPEstimatedCost

199,535

TotalCFPEstimatedCost

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages--WorkActivities

Activities	ActivitiesforYear:_3____ FFYGrant:2005 PHAFY:			ActivitiesforYear:_3____ FFYGrant:2005 PHAFY:		
YearI	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	
	PHAWide					
See		Management	92,335			
		a.ResidentTraining				
		b.Staff-Profess.Development				
Annual		c.ImproveTenantRelations				
		d.ImprovePreventiveMaintenance				
		e.DevelopEmergencyPlan				
State-		f.DevreaseVacancies				
		g.ImproveUnitTurnaround				
Ment		h.ImproveRentCollection				
		i.ComputerizeAuthority				
		j.Consultant-Re-writepolicies				
		k.DevelopAgencyPlan				
		Administration	92,335			
		Audit	2,000			
		A/EFees	110,000			
	TotalCFPEstimatedCost		296,670	TotalCFPEstimatedCost		

Activities Year1	ActivitiesforYear:_4____ FFYGrant:2006 PHAFY:			ActivitiesforYear:_4____ FFYGrant:2006 PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	
	Skyline			Skyline		
See	NY10-3	Boilerwork&motors	7,500	NY10-3	Paintapartments	
		Interiordoorreplace	22,200		Range/Refrig.replace	
Annual						
		NewWashers&dryers	5,000		Officeequipmentpurchase	
State-		Outdoorrecreationequip.	3,500		Landscaping	
Ment		Sidewalkrepair/blacktop margin	12,000		Highpress.hosedrain lines	
		Newcondensatemotors &pumps	3,500			
		Updateheatingsystem	40,937			
		Boilerwork-vacuumpump	19,072			
	TotalCFPEstimatedCost			TotalCFPEstimatedCost		

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages--WorkActivities

Activities Year1	ActivitiesforYear:_4____ FFYGrant:2006 PHAFY:			ActivitiesforYear:_4____ FFYGrant:2006 PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	
	Hilltop			Hilltop(Cont'd)		
See	NY10-4	Lightingupdate-apts/hall	5,610		Newranges/refriges	
		Paintapartments	5,000			
Annual						

		Landscaping	2,000		
State-		Newwalktodryingarea	4,520		
Ment		Newwindows&panels	140,000		
		Fencing:pkg.&hill	8,000		
		Washers&dryers	5,000		
		Maintenanceequip.	2,000		
		Highpress.hosedrain lines	2,000		
TotalCFPEstimatedCost				TotalCFPEstimatedCost	

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages--WorkActivities

Activities	ActivitiesforYear:_4____ FFYGrant:2006 PHAFY:			ActivitiesforYear:_4____ FFYGrant:2006 PHAFY:		
Year1	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	
	Midtown			Leray		
See	NY10-5	Washers&dryers	5,000	NY10-6	Paintapartments	
		Finetuneboilers	5,800		ValvereforDHW &fireservice	
Annual		Newgazebo&bikerack	12,400			
					Repl.lobby/elv.windows	
State-		Newlaundrym.lites	500			
					Officeequip.	
Ment		Maintenanceequip.	2,000			
					Elevatorupdate& newpitladder	
		Officeequip.-files,desks copiers,etc.	5,000			
					Keycardlocksyste	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages -- Work Activities

Activities Year 1	Activities for Year: _4___ FFY Grant: 2006 PHAFY:			Activities for Year: _4___ FFY Grant: 2006 PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA Wide					
See		Management	92,335			
		a. Resident Training				
		b. Staff-Profess. Development				
Annual		c. Improve Tenant Relations				
		d. Improve Preventive Maintenance				
		e. Develop Emergency Plan				
State-		f. Decrease Vacancies				
		g. Improve Unit Turnaround				
Ment		h. Improve Rent Collection				
		i. Computerize Authority				
		j. Consultant-Re-write policies				
		k. Develop Agency Plan				
		Administration	92,335			
		Audit	2,000			
		A/E Fees	110,000			
	Total CFPEstimatedCost		296,670	Total CFPEstimatedCost		

					Newwaterservice& boosterpump/preventor
Annual		Newranges&refriges	65,900		
		Newcomputer&equip.	2,175		Keycardlocksystem
State-		Officeequip.desksetc.	1,305		Officeequip.desksetc.
Ment		Tilereplacement	7,830		Replacedrainlinesfor laundrym.
		Replacedrainlinesfor laundrym.	8,700		Newcomuter&equip.
					Sprinklerheadreplace.
					Tilereplacement
					NewFencing
TotalCFPEstimatedCost			94,610	TotalCFPEstimatedCost	

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages--WorkActivities

Activities	ActivitiesforYear:_5____ FFYGrant:2007 PHAFY:			ActivitiesforYear:_5____ FFYGrant:2007 PHAFY:		
Year1	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	
	Midtown			Midtown(Cont'd)		
See	NY10-5	Remodelfrontentrance	87,000		Replacedrainlinesfor laundryroom.	
		Elevatoroverhaul	8,700			
Annual		Replacelelevator	91,350		Newcomputer&equip.	
State-		Shelterforsmokers	6,525			
Ment		Intercomreplace	2,610			
		Extendfrontrail.	6,525			
		Tilereplacement	7,830			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages--Work Activities

Activities	Activities for Year: _5____ FFY Grant: 2007 PHAFY:		Activities for Year: _5____ FFY Grant: 2007 PHAFY:		
Year 1	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	PHA Wide				
See		Management	92,335		
		a. Resident Training			
		b. Staff-Profess. Development			
Annual		c. Improve Tenant Relations			
		d. Improve Preventive Maintenance			
		e. Develop Emergency Plan			
State-		f. Decrease Vacancies			
		g. Improve Unit Turnaround			
Ment		h. Improve Rent Collection			
		i. Computerize Authority			
		j. Consultant-Re-write policies			
		k. Develop Agency Plan			
		Administration	92,335		
		Audit	2,000		
		A/E Fees	110,000		
	Total CFPEstimatedCost		296,670	Total CFPEstimatedCost	

WorkStatementYear5
FFYGrant:2007
PHAFY:

55,680

6,960

94,610

102,660

230,536

96,960

39,280

296,670

923,356

EstimatedCost

EstimatedCost

EstimatedCost

EstimatedCost

6,840

2,000

20,000

5,000

14,000

47,840

EstimatedCost

5,000

30,000

6,500

2,000

2,500

159,709

EstimatedCost

30,000

EstimatedCost
